



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS DEPARTMENT

To: Salt Lake City Planning Commission  
From: Casey Stewart; 801-535-6260

Date: January 21, 2020 (for January 27<sup>th</sup> hearing)  
Re: PLNPCM2020-00413 & PLNSUB2018-00697 *IRA Planned Development Subdivision (2 lots)*

## PLANNED DEVELOPMENT & PRELIMINARY PLAT

**PROPERTY ADDRESS:** approximately 1024 East 500 South (at Koneta Court)

**PARCEL ID:** 16-05-452-011

**MASTER PLAN:** Central Community

**ZONING DISTRICT:** SR-3 (Special Development Pattern Residential District)

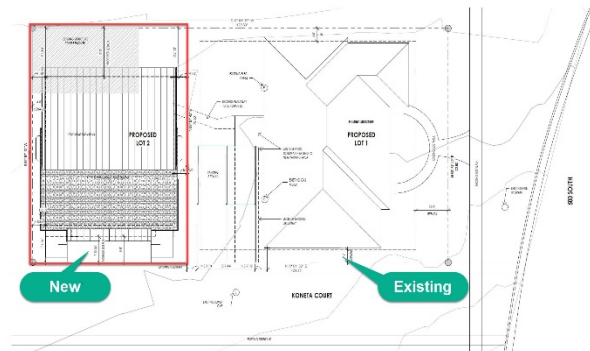
**REQUEST:** The applicant, IRA 1024, LLC, requests approval of a planned development and related preliminary subdivision plat to divide an existing lot into two lots. The purpose is to build a new two-family dwelling (duplex) on the new lot and create a smaller lot for the existing two-family dwelling (duplex). The new lot would not front a public street and thus not meet the zoning standard that new lots front on a public street (*21A.36.010.C*), which is the reason for the planned development request. The Planning Commission has final decision-making authority for planned development applications.

**RECOMMENDATION:** Based on the information in this staff report, planning staff recommends that the Planning Commission approve the requested planned development and related preliminary plat subject to the following conditions:

1. The applicant shall replace the “strip” of Lot 2 with an easement for a water line. (see page 2, project details)

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan & Preliminary Plat](#)
- C. [Building Elevations](#)
- D. [Applicant's Project Narrative](#)
- E. [Existing Conditions & Photographs](#)
- F. [Analysis of Standards](#)
- G. [Department Comments](#)
- H. [Public Process and Comments](#)



### PROJECT DESCRIPTION:

#### Proposal Details

The project consists of creating two lots from one lot for the purpose of constructing a new two-family dwelling fronting Koneta Court. Koneta court is a private street, whereas the city zoning ordinance requires that all new lots front a public street. This is the reason for the planned development request. The proposed dwelling will be two-stories and each unit will have an attached single-car garage. The existing two-family dwelling that fronts 500 South will remain and new, hard-surfaced vehicle parking will be added in the rear yard to accommodate 3 vehicles. The new parking will replace existing parking that also had space for 4-5 vehicles. Thus, on a single lot that accommodated 4-5 vehicles, the proposal will have two lots and the same amount of parking.

The proposed building complies with all zoning setback, building height, landscaping, and parking requirements of the SR-3 zone. The existing building will remain unaltered, but the rear yard will be reduced with the creation of the new lot, however the rear yard, at 24 feet, will maintain compliance with the required setback.

**NEW LOT & DWELLING Details (SR-3 zoning district)**

Item	SR-3 Regulation	Proposed New Dwelling
Height	28 ft maximum	27.5 ft (complies)
Front Setback	Avg of block face (approx. 8 ft)	Approx. 8 feet (complies)
Side Setback	4 ft south / 4 ft (north)	4 ft south / 4 ft north (complies)
Rear Yard Setback	15 ft minimum	15 ft (complies)
Parking (residential)	2 stalls minimum / 4 stalls maximum	2 stalls (complies)

**EXISTING LOT & DWELLING Details (SR-3 zoning district)**

Item	SR-3 Regulation	After lot adjustment
Height	28 ft max	No change (complies)
Front Setback / Corner-Side yard	Front: Existing setback (approx. 12 ft) Corner-Side: existing setback (approx. 4 ft)	No change (complies)
Side Setback	4 ft	4 ft (complies)
Rear Yard Setback	16 ft min	24 ft (complies)
Parking (residential)	2 stalls min, 4 stalls max	3 stalls (complies)

The design of the new building is a two-story duplex with pitched roof, attached garages in the center of the building facing the street, and entry porches on either side. This design meets the design requirements for residential buildings and fits in with the roof styles, orientation, and variation of other dwellings on Koneta Court and the immediate area.

The applicant originally proposed a 2-foot strip of land that would extend from 500 South back along Koneta Court to the new lot. This was for the intended purpose of ensuring that a future water line for the new dwelling would remain on the same lot. However, that aspect of the subdivision has changed and, per input from city departments (planning, public utilities and fire department), the applicant will remove the strip of land and replace it with an easement across Lot 1 (existing dwelling) for the water line. With that, the two proposed lots will be of the typical rectangular shape – without a strip of land as part of Lot 2 for the water line.

**KEY ITEMS:**

The key issues listed below are discussed further in the following paragraphs and were identified through the analysis of the project materials, review of standards, ([Attachment “G”](#)), public comments, and department review comments:

**Vehicle parking on Koneta Court**

The proposal includes creating a new lot on Koneta Court, which is a private street. Neighboring property owners, and the East Central Community Council, have raised concerns about this project adding more cars to Koneta Court. A photograph (see below) provided by an adjacent lot owner show Koneta Court on trash pick-up day with a trash truck working its way along the street. This narrow street poses challenges for trash and snow removal, as well as access for emergency vehicles, particularly when many cars are parked on the street. However, as seen in the same photograph, a system is used for efficient trash removal by placing all trash cans on the same side of the street, demonstrating that services are manageable. Since Koneta Court is not a public street (maintained by the city), the maintenance and use are the responsibility of those who use it for access.



The proposal, with the parking it provides on each lot, complies with city parking requirements for the residential uses, and maintains nearly the same overall parking stall count when compared to the original single lot and duplex. Neither the Planning Division nor the Transportation Division objects to the proposal and any associated parking impacts.

**Master Plan:**

The site is located in the East Central North (University) Neighborhood of the Central Community Master Plan. An applicable stated objective of the master plan for this area is to, “ensure that adequate off-street parking is provided for specific land uses” (pg.6, *Streets and Circulation*). The parking ordinance adopted by the City Council determine what is adequate parking for various uses, such as the proposed duplex. The proposed parking meets that ordinance.

The proposal, a two-family dwelling on a new, separate lot, is a use permitted by the SR-3 zoning district and complies with all dimensional standards, therefore it is in line with the Central Community Master Plan.

Furthermore, the proposal is supported by the City’s general plan (Plan Salt Lake) and housing plan (Growing SLC) policies for residential development. The proposal promotes infill development of an underutilized site, expands housing stock, and increases the number of housing types, all of which are stated goals of the Plan Salt Lake and the City’s 5-year housing plan.

Specifically: Plan Salt Lake and the City’s 5-year housing plan have goals to:

- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City’s population,
- Increase the number of medium density housing types and options.

**Planned Development Objectives**

To obtain approval of a Planned Development, at least one of six city objectives must be met as indicated in section 21A.55.010 of the Salt Lake City zoning code. The applicant has provided written reasons ([Attachment E](#)) that this petition complies with the *Housing* objective:

*Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:*

The proposal includes housing that achieves city housing goals and is of a scale that is compatible with the neighborhood via building height, setback and scale, evidenced by compliance with all zoning dimensional requirements of the SR-3 zoning district.

**DISCUSSION:**

The project overall complies with the planned development standards and results in a development that will support the goals of the master plan for this area and those of the 5-year housing plan (Growing SLC), outlined below. Also, staff found no comments from city departments that could not be addressed or resolved during a construction permit review.

**NEXT STEPS:**

If approved, the applicant could proceed with the subdivision and construction of the project, subject to any conditions, and would be required to obtain all necessary city permits and make all required improvements. If denied, the existing lot could not be subdivided, and the proposed two-family dwelling could not be constructed.



# ATTACHMENT A: Vicinity Map





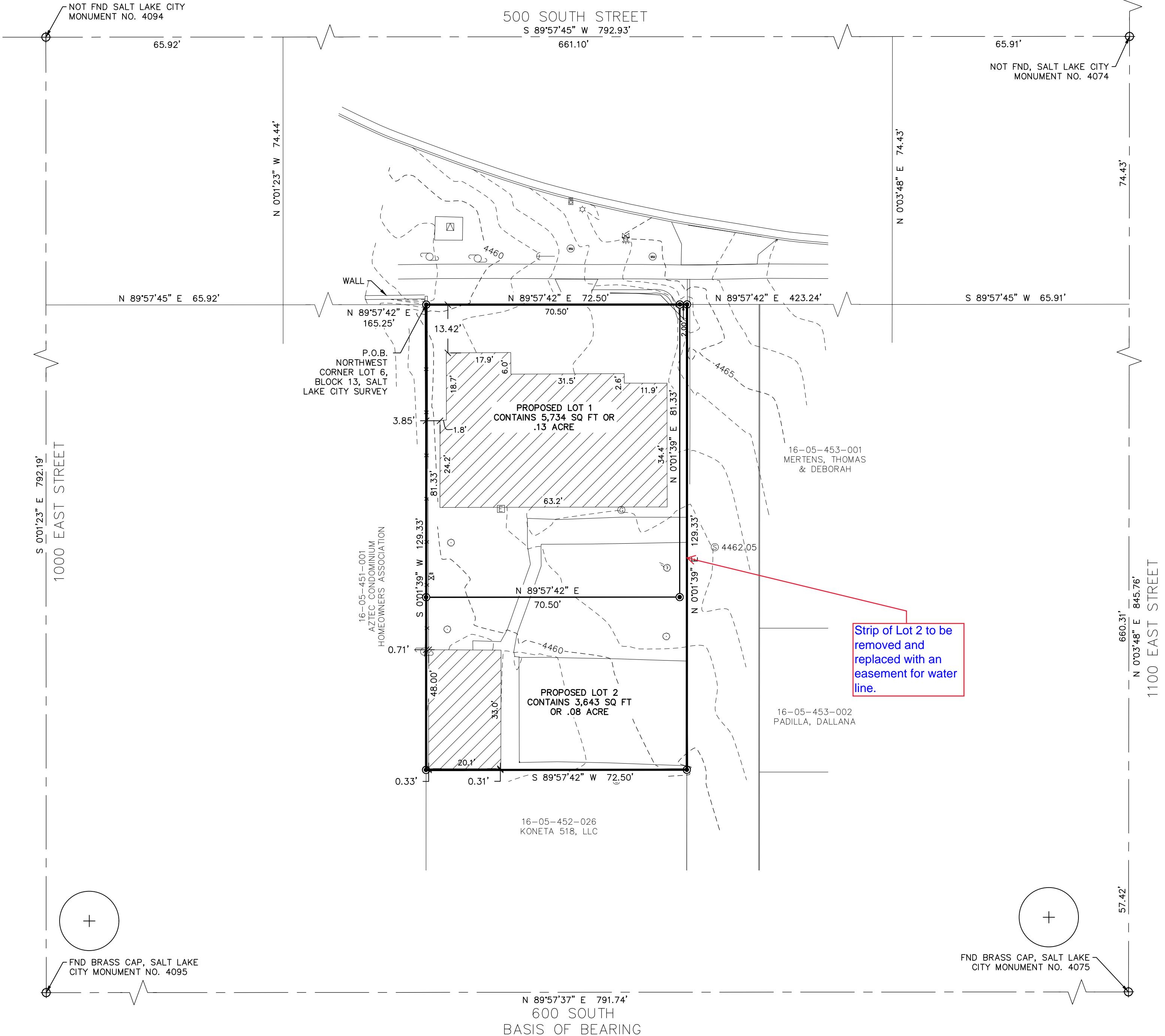
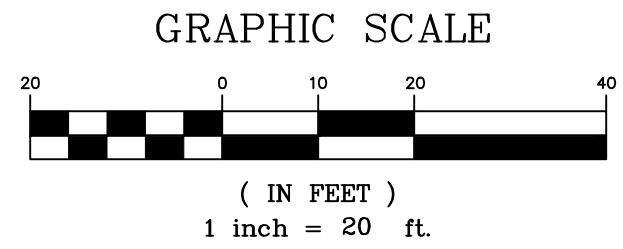
**ATTACHMENT B: Site Plan & Preliminary Plat**

# IRA SUBDIVISION PRELIMINARY

LOCATED IN  
**LOT 6, BLOCK 13, PLAT "F" SALT LAKE CITY SURVEY**  
**W 1/2 SE 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST,**  
**SALT LAKE BASE AND MERIDIAN**  
 PREPARED FOR:  
**IRA 1024 L.L.C.**

## LEGEND

- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- ⊕ SPECIFIES SURVEY CONTROL MONUMENT
- BOUNDARY LINE
- LOT LINE
- - - - STREET CENTER LINE
- - - - CONTOUR LINE



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 4 LOT SUBDIVISION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

RECORD OF SURVEY S2006-11-0883, PREPARED BY BUSH & GUDGELL, INC.

RECORD OF SURVEY S2015-04-0179, PREPARED BY FOCUS ENGINEERING AND SURVEYING.

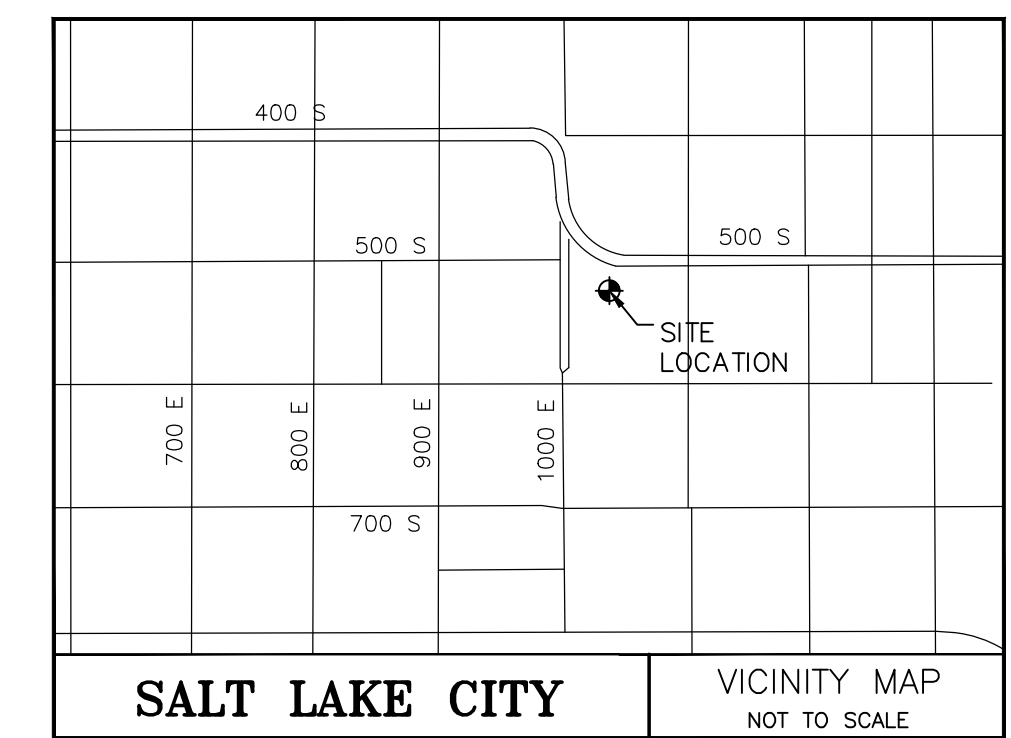
THE AZTEC CONDOMINIUM, PREPARED BY BUSH & GUDGELL, INC., RECORDED AS ENTRY NO. 2122757, IN BOOK DD, PAGE 51, IN THE SALT LAKE COUNTY RECORDERS OFFICE.

## BENCHMARK

LOCAL SITE ELEVATIONS WERE ESTABLISHED USING BENCHMARK 1249, WITH A PUBLISHED NAVD 88 DATUM ELEVATION OF 4461.119 US SURVEY FEET.

## PARCEL INFO

1. PARCEL TAX I.D. 16-05-452-011
2. OWNER: IRA 1024, LLC
3. OVERALL PARCEL CONTAINS 9,377 S.F. OR 0.21 ACRES



OWNER - DEVELOPER  
 IRA 1024 L.L.C.  
 PARCEL NO. 16-05-452-011  
 1024 EAST 500 SOUTH, SLC, UT

**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 East Tabernacle Suite #4  
 St. George, Utah 84770  
 Phone (435) 673-2337 / Fax (435) 673-3161  
 www.bushandgudgell.com

DATE: 9-5-2019  
 FILE: 182057

## SURVEYOR'S CERTIFICATE

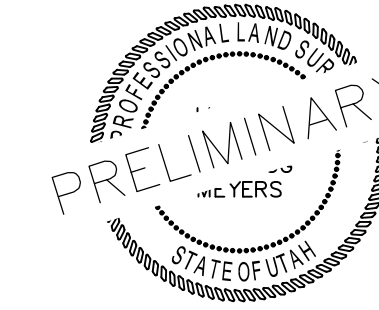
I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO TWO (2) LOTS, HEREAFTER TO BE KNOWN AS THE

## IRA SUBDIVISION PRELIMINARY

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

9/5/2019

DATE:  
 BUSH AND GUDGELL INC.



FOR REVIEW

D. GREGG MEYERS  
 PROFESSIONAL LAND SURVEYOR  
 UTAH LICENSE NUMBER 312770

## BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 13, PLAT "F", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 89°57'42" EAST 72.50 FEET; THENCE SOUTH 00°01'39" WEST 129.33 FEET; THENCE SOUTH 89°57'42" WEST 72.50 FEET; THENCE NORTH 00°01'39" EAST 129.33 FEET TO THE POINT OF BEGINNING.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N 89°57'37" E ALONG THE CENTER LINE OF 600 SOUTH STREET, BETWEEN TWO BRASS CAP MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

## OWNER'S DEDICATION

IRA 1024 L.L.C. OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS IRA SUBDIVISION, HEREBY CONSENTS AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, EASEMENTS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

IRA 1024 L.L.C.

## NOTARY ACKNOWLEDGEMENT

STATE OF UTAH )  
 ) :SS  
 COUNTY OF SALT LAKE )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE SIGNER OF THE FOREGOING INSTRUMENT, AND ON HIS OATH, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, AS TRUSTEE ON BEHALF OF IRA 1024 L.L.C., AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.

COMMISSION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

## ACKNOWLEDGEMENT

STATE OF UTAH )  
 ) :SS  
 COUNTY OF SALT LAKE )

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ THE \_\_\_\_\_ OF \_\_\_\_\_ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING CONSENT TO RECORD REGARDING THE THIRD AVENUE CONDOMINIUMS 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

## IRA SUBDIVISION PRELIMINARY

LOCATED IN  
**LOT 6, BLOCK 13, PLAT "F", SALT LAKE CITY SURVEY**  
**W 1/2 SE 1/4 SECTION 5, T1S, R1E,**  
**SALT LAKE BASE AND MERIDIAN**

**BUILDING OFFICIAL**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_  
 SALT LAKE CITY BUILDING OFFICIAL

**SALT LAKE COUNTY HEALTH DEPARTMENT**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_  
 SALT LAKE COUNTY HEALTH DEPARTMENT

**CITY PLANNING DIRECTOR**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_ BY THE SALT LAKE PLANNING COMMISSION.  
 PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CITY ENGINEERING DIVISION**  
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.  
 DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_  
 DATE \_\_\_\_\_ CITY SURVEYOR \_\_\_\_\_

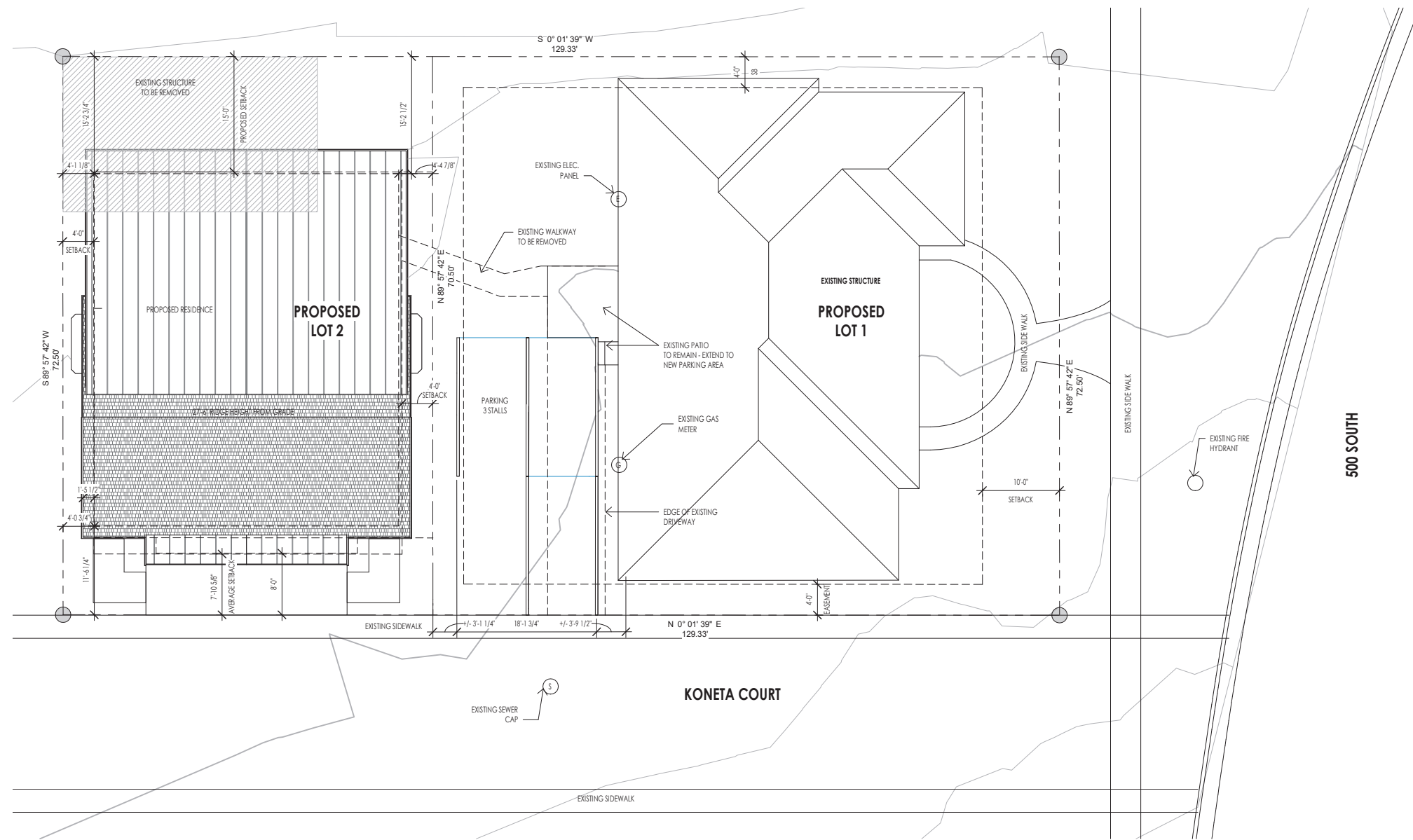
**CITY PUBLIC UTILITIES DEPT.**  
 APPROVED SANITARY SEWER AND WATER DETAILS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR \_\_\_\_\_

**CITY ATTORNEY**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_  
 SALT LAKE CITY ATTORNEY \_\_\_\_\_

**CITY APPROVAL**  
 PRESENTED TO SALT LAKE CITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND IS HEREBY APPROVED.  
 \_\_\_\_\_ SALT LAKE CITY MAYOR  
 \_\_\_\_\_ SALT LAKE CITY RECORDER

**SALT LAKE COUNTY RECORDER**  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER \_\_\_\_\_

NUMBER \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 SHEET \_\_\_\_\_  
 OF \_\_\_\_\_ SHEETS



SITE PLAN  
1/8" = 1'-0"

1  
D001

# KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102



## **ATTACHMENT C: Building Elevations**

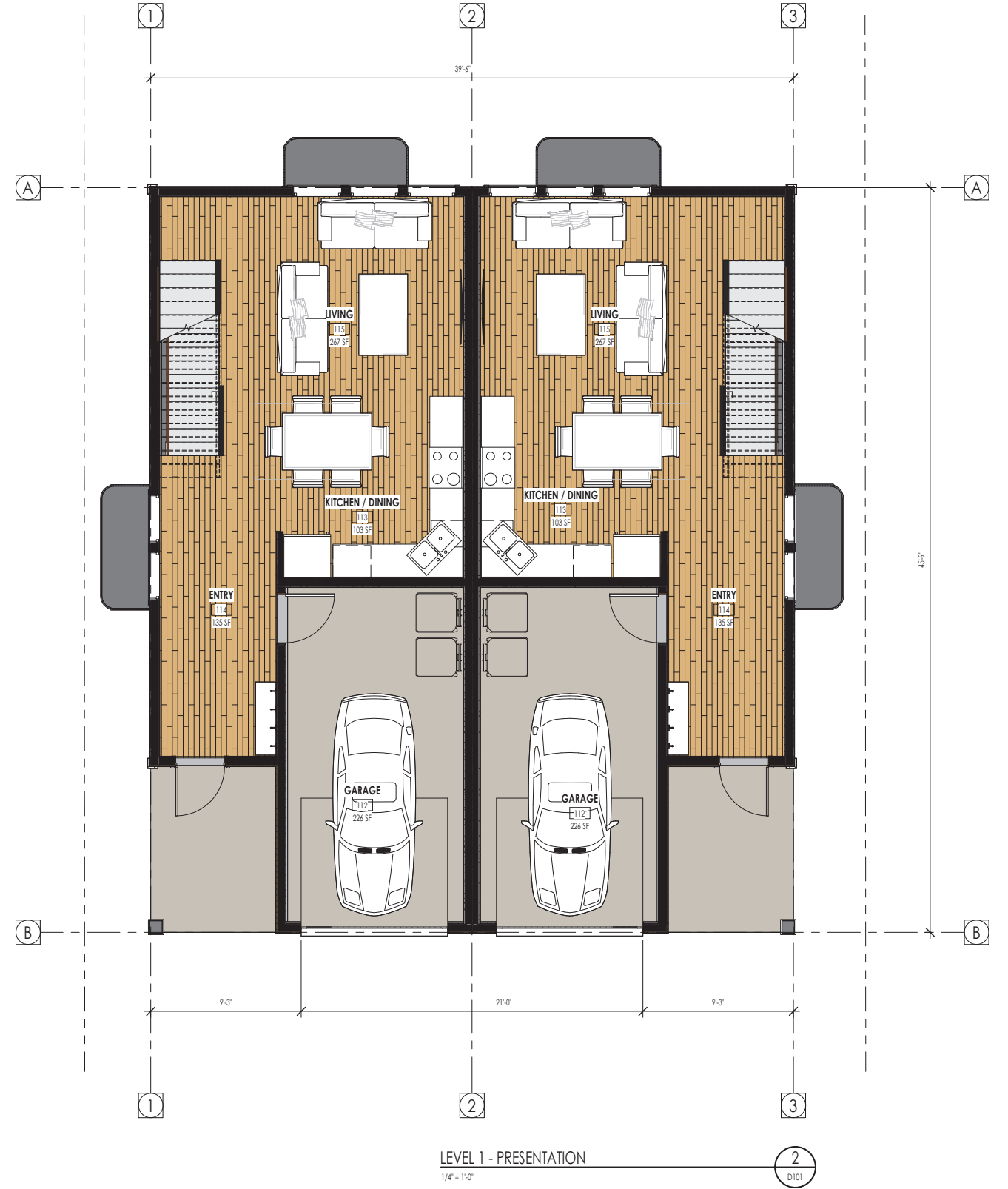
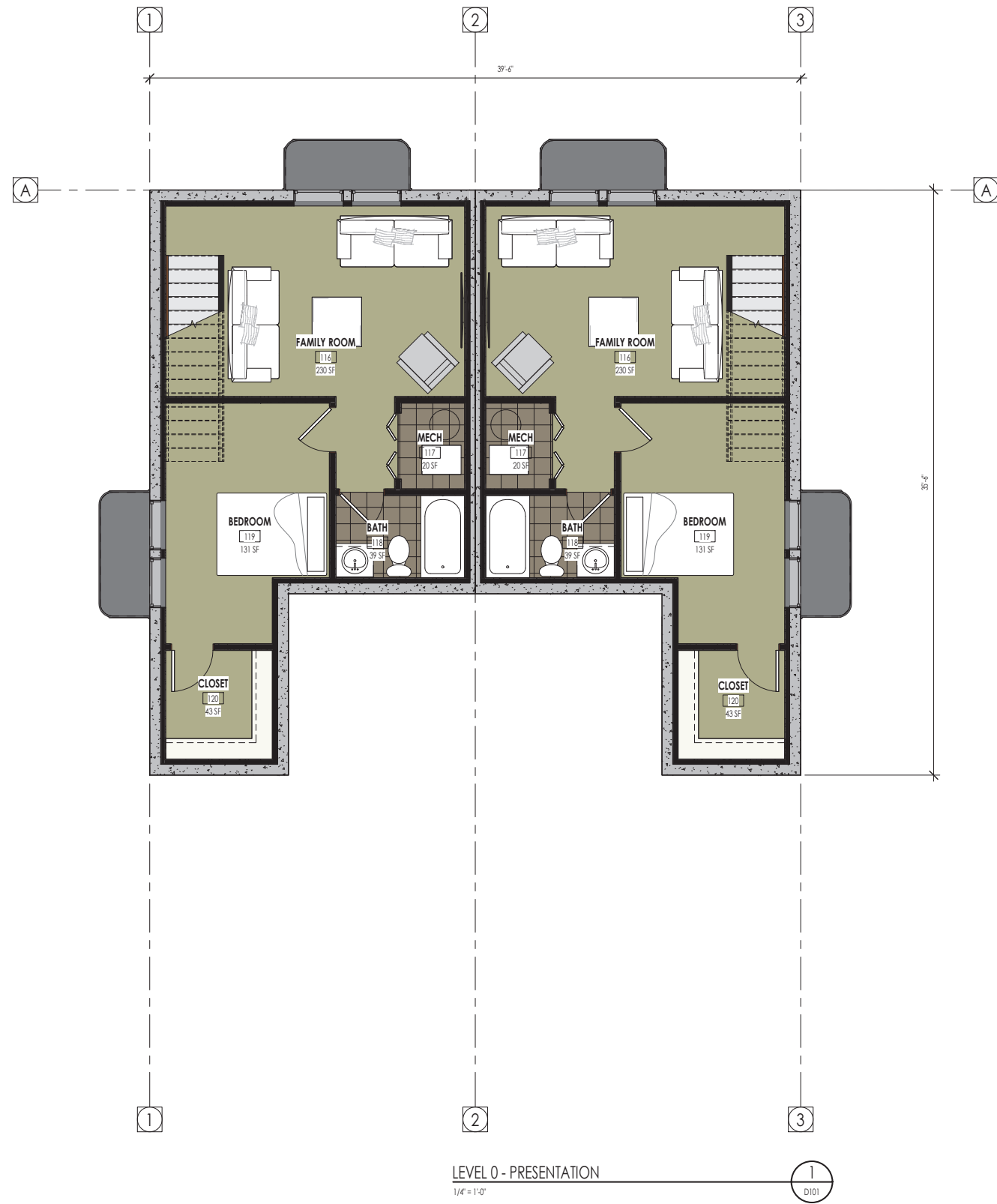
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## KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

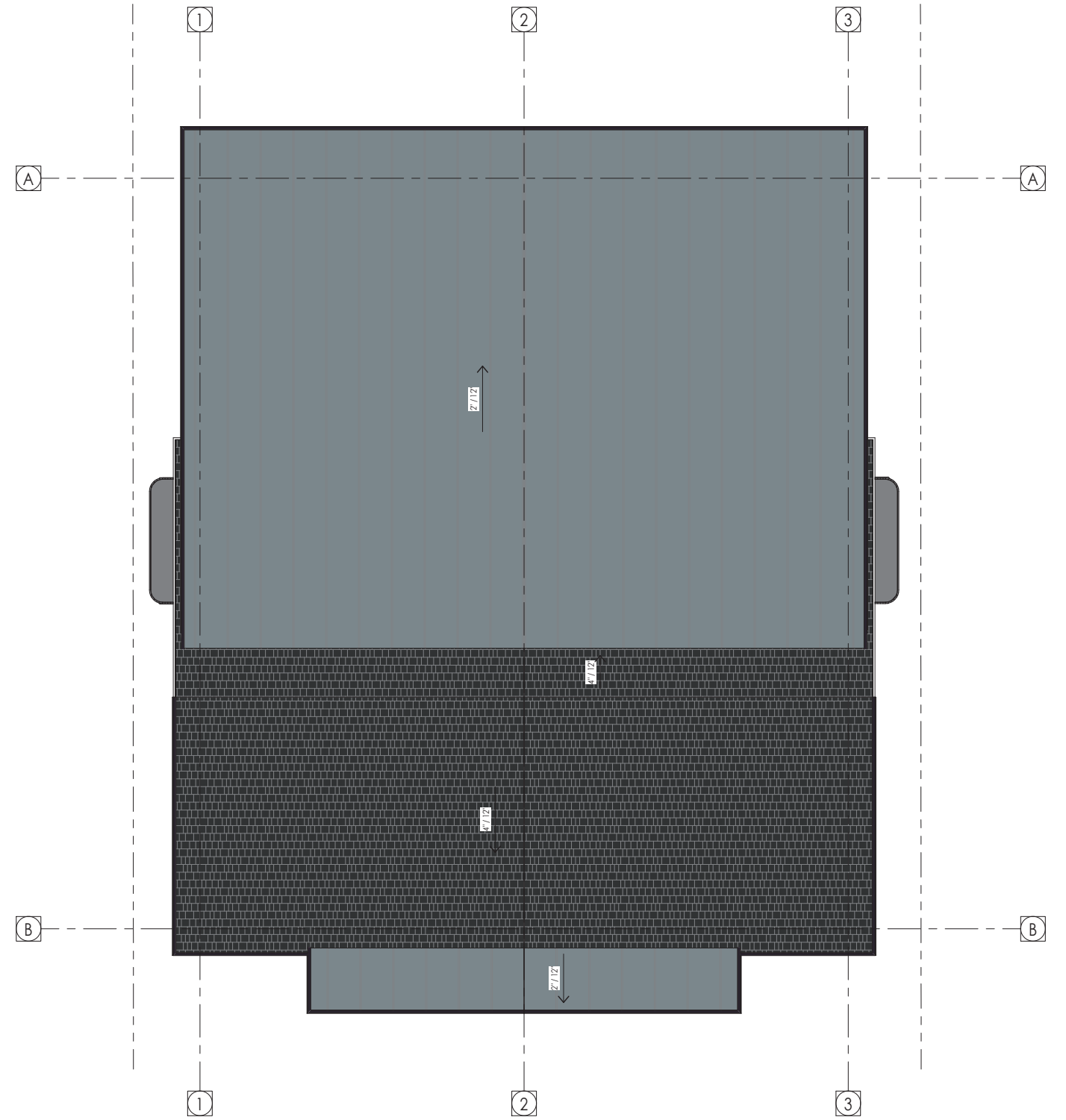
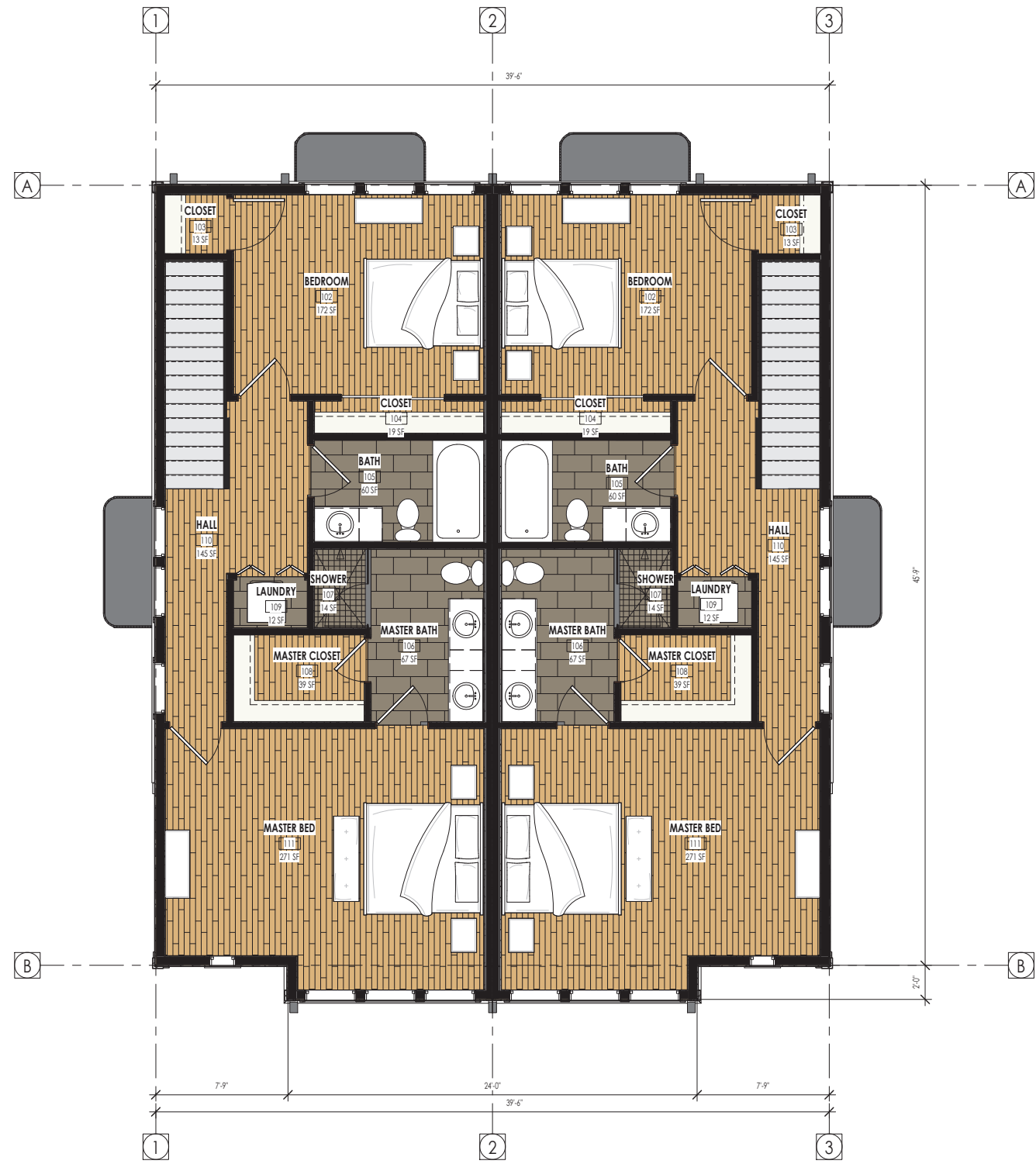
18 JAN. 2021

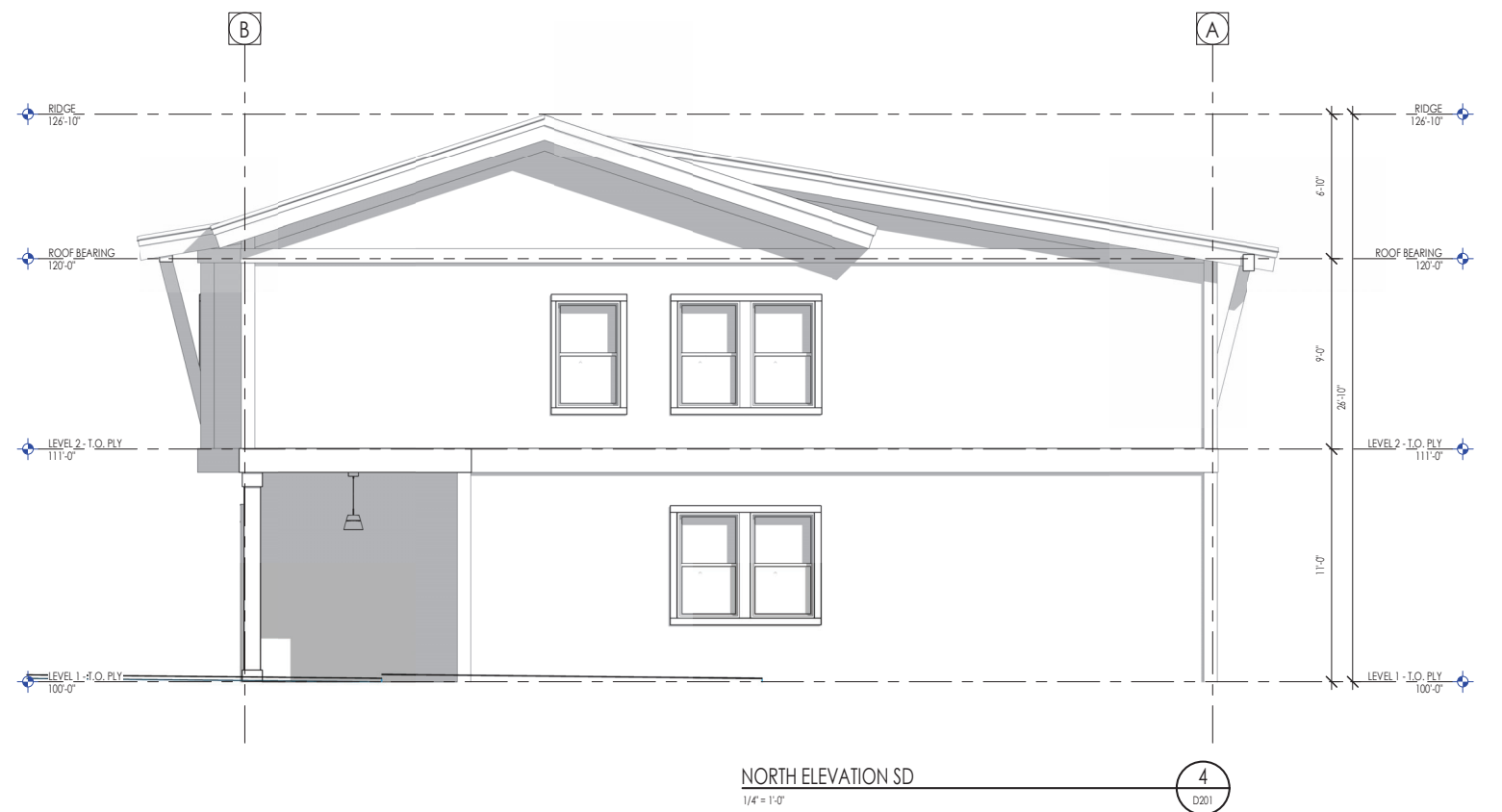
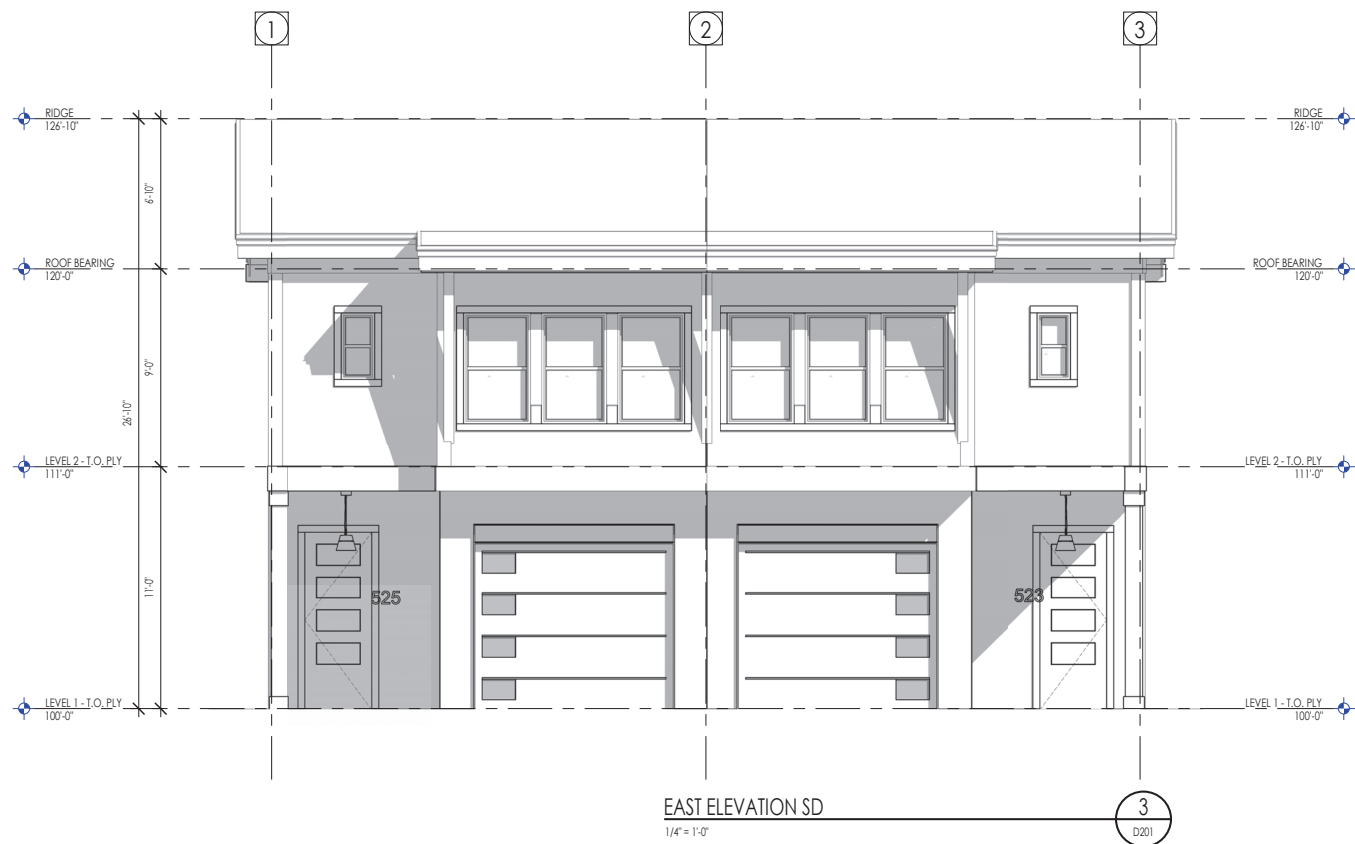
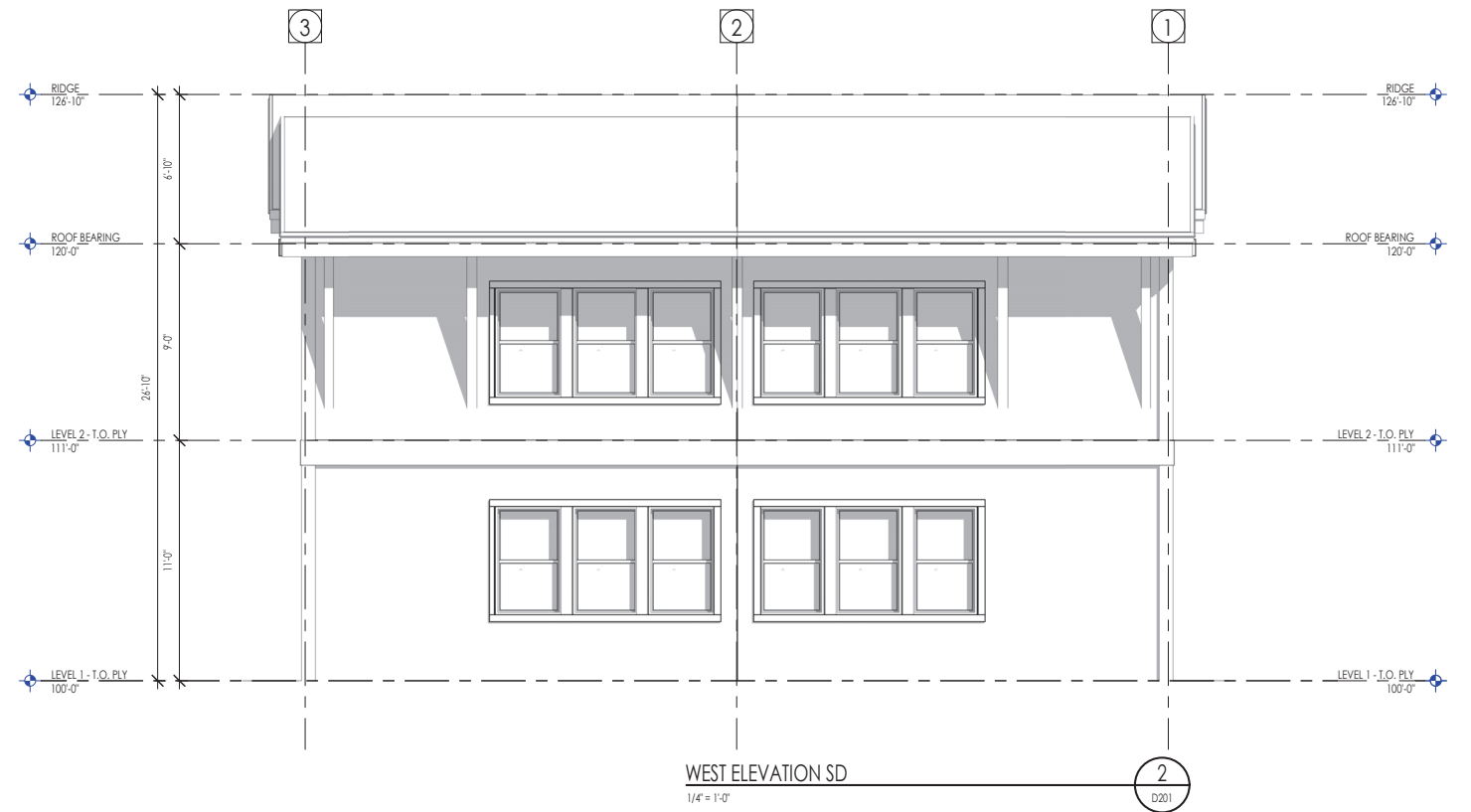
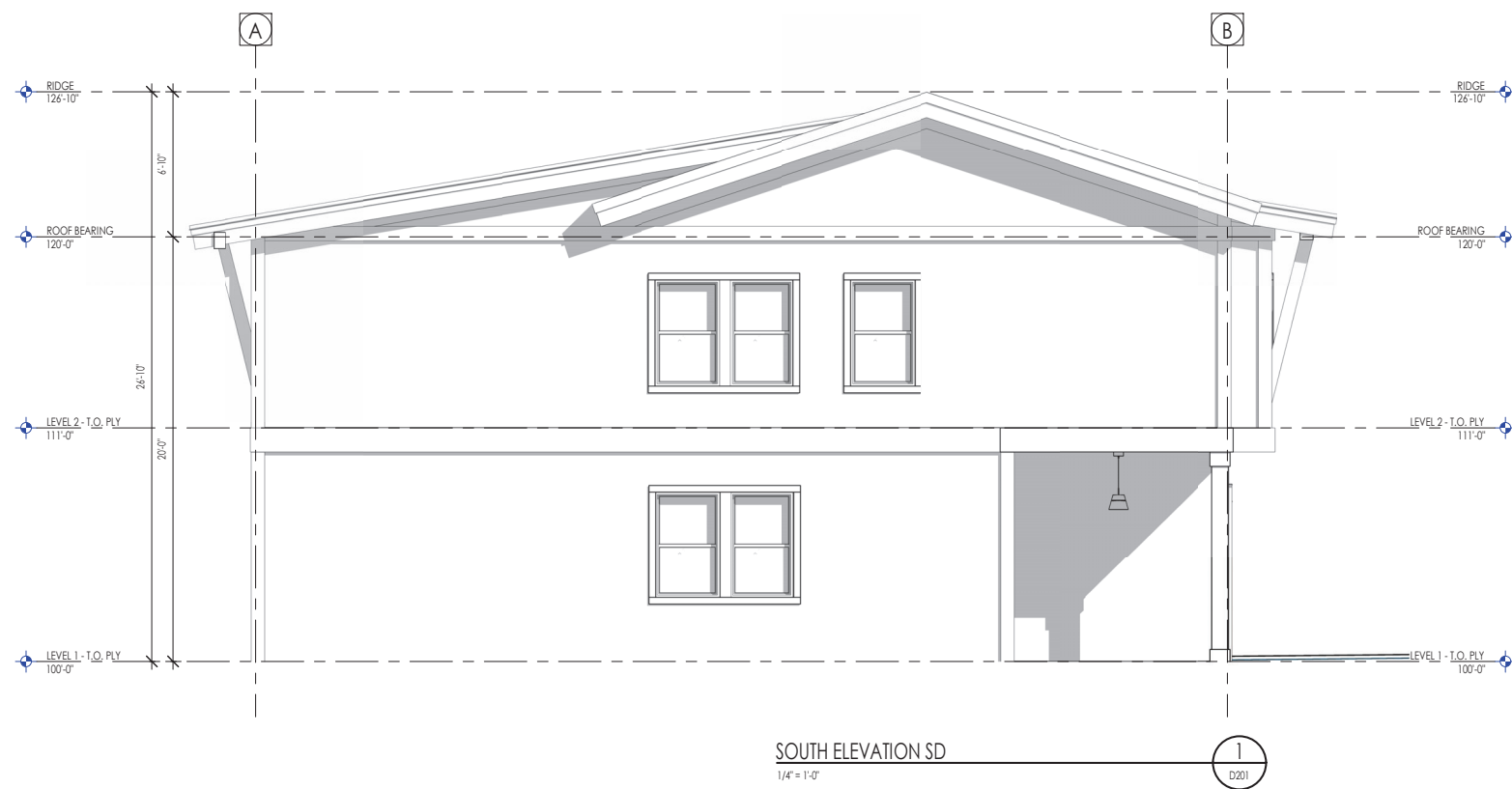


# KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102











## KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

EXTERIOR VIEWS

D202

18 JAN. 2021





## KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

EXTERIOR VIEWS

**D203**

18 JAN. 2021





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## KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

EXTERIOR VIEWS

D204

18 JAN. 2021





## KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

EXTERIOR VIEWS

D205

18 JAN. 2021





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APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

EXTERIOR VIEWS

D206

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## KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

EXTERIOR VIEWS

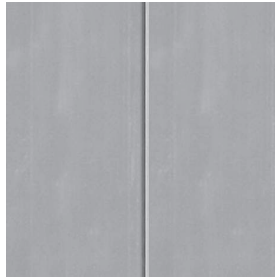
D207

18 JAN. 2021

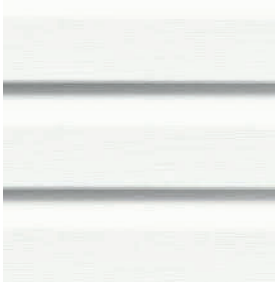




ASPHALT SHINGLES -  
 - 50 YEAR ARCHITECTURAL  
 - WEATHERED WOOD



STANDING SEAM ROOFING -  
 - GRAY ALUMINIUM



DUTCH LAP -  
 - FIBER CEMENT SIDING  
 - ALMOST WHITE



BOARD AND BATTEN -  
 - FIBER CEMENT SIDING  
 - ALMOST WHITE

VINYL WINDOWS  
 - BLACK ON BLACK

FIBER CEMENT TRIM  
 AND COLUMN WRAPS  
 - ALMOST WHITE

GARAGE DOOR  
 - ALMOST WHITE



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# KONETA COURT DUPLEX

APPROXIMATELY - 523 S. KONETA CT. SALT LAKE CITY, UTAH 84102

EXTERIOR VIEWS

D208

18 JAN. 2021

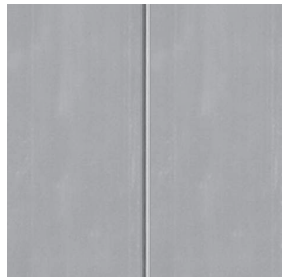




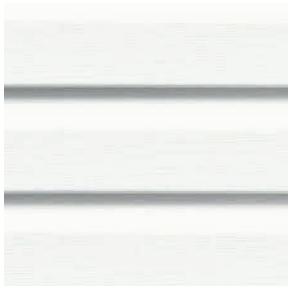
ASPHALT SHINGLES -  
- 50 YEAR ARCHITECTURAL  
- WEATHERED WOOD



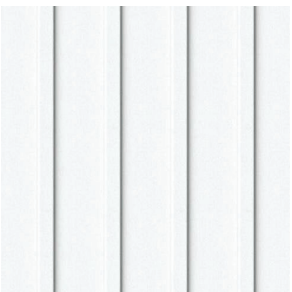
STANDING SEAM ROOFING -  
- GRAY ALUMINIUM



DUTCH LAP -  
- FIBER CEMENT SIDING  
- ALMOST WHITE



BOARD AND BATTEN -  
- FIBER CEMENT SIDING  
- ALMOST WHITE



VINYL WINDOWS  
- BLACK ON BLACK

FIBER CEMENT TRIM  
AND COLUMN WRAPS  
- ALMOST WHITE

GARAGE DOOR  
- ALMOST WHITE



## **ATTACHMENT D: Applicant's Project Narrative**



Investment Realty Advisors  
1174 E Graystone Way, STE 100  
Salt Lake City, Utah 84106  
801-528-4557

May 15, 2020

Casey Stewart  
Senior Planner  
Salt Lake City Planning

Dear Casey Stewart,

Enclosed you will find the Planned Development Application as well as the requested submittal requirements. Please don't hesitate to reach out to me with any questions.

Best Regards,

Cory Waddoups

**Investment Realty Advisors**

## **Project Description**

### **Existing Use**

As is the subject is a two-unit multifamily property with excess land located south of the duplex structure. Upon completion the existing duplex will remain, and a new duplex will be constructed south of the existing building. Additional parking for the existing duplex will be added along the south side of the building and the new duplex will features garages and parking for each unit. The utilities for the new building will be run along the flagpole portion of the site so each duplex will have its own utilities with no shared amenities.

### **Planned Development Information**

The proposed duplex complements the architectural styles that currently exist along Koneta Ct. The site is relatively flat and will not have any atypical geologic features or soil erosion issues. The new duplex will be positioned where there is an existing garage that would be considered a blight on Koneta Ct. This upgrade will benefit the neighbors and public who drive down Koneta Ct by removing the old garage that is not visually appealing and providing additional housing within the city.

### **Minimum Plan Requirements**

The digital copy is enclosed with this letter.

### **Site Plan**

The digital copy is enclosed with this letter.

### **Elevation Drawings**

The digital copy is enclosed with this letter. Hard copies hand delivered. The new duplex will be a two-unit property with two total dwelling units. Each dwelling unit will be 3 bedrooms 3 baths.

### **Demonstrate how your project meets the purpose and objectives of the Planned Development ordinance**

The first sentence of the purpose statement under section 21A.55.010 calls for the efficient use of land and resources which is the primary purpose of the subject's planned development. As is, the subject features excess land to the south of the existing duplex. The proposed Planned Development complies with this purpose statement by utilizing the subject's excess land to improve the efficient use of the land and resources in the City. By developing the subject's excess land, the subject will match the existing development and structures along Koneta Ct and not be an "eye sore" for the street. This excess land features a dilapidated old garage that will be removed and will allow for more efficient use of the land by building a new duplex structure. The use of the Planned Development will allow utilities to be



extended to the excess land and therefore achieves innovative planning to complete the proposed development.

The subject is located within the SR-3 Special Development Pattern Residential District. According to the Zoning Ordinance the purpose of the SR-3 Zone is “to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.” The proposed Planned Development perfectly fits and complements this purpose statement in the following ways: 1. The proposed construction matches and complements the existing construction along Koneta Ct. 2. The proposed density meets the current zoning and matches and complements the existing density along Koneta Ct. 3. The proposed development provides additional housing that is safe and comfortable for its future occupants. 4. The proposed development increases sustainability by reducing the amount of unused excess land. 5. The proposed development preserves the existing character of the neighborhood by matching and complementing the type of feel of the existing structures along Koneta Ct.

The proposed development provides a benefit to the community by providing additional housing in a time that housing is strongly needed, while also preserving the existing duplex that, with other older City properties, provides a rich history to the area. The Planned Development achieves the following objectives:

- Open Space and Natural Lands – As listed in section 21A.55.010, the subject continues the clustering of development to preserve open spaces. The development along Koneta Ct clusters the development so other areas can remain open and natural. The proposed Planned Development continues this task.
- Historic Preservation – The proposed Planned Development preserves the existing duplex and utilizes the excess land.
- Housing – The subject’s proposed duplex includes housing that is not common along Koneta Ct but is complementary to the existing neighborhood. Most of the properties along Koneta Ct are single family in nature. The subject will provide some diversification to the street while preserving the look and feel that is enjoyed in the neighborhood.
- Mobility – The subject’s proposed duplex is located within walking distance to the University of Utah. Additionally, the subject is only 0.27 miles from the 900 East Trax Station. The proximity to these resources enhances the mobility of the subject.

### **Demonstrate how your project meets the standards of the Planned Development ordinance**

As required, the following is how the subject’s Planned Development meets the Planned Development Standards.

#### **Planned Development Objectives:**

The subject development was originally submitted to the City without Planned Development application. During this process it was discovered that Koneta Ct is a private road. We have researched the titles of the road and neighboring properties and there is no record of anyone owning the road and it is treated as a public road. The purpose of the Planned Development was suggested by the City Planning office to overcome the issue of the private road. The proposed development will conform to the existing zoning in every other aspect. The fact that Koneta Ct is a private road is the sole purpose of the Planned Development.

### **Master Plan Compatibility**

The subject development conforms to the existing master plan and conforms to the neighborhood design and layout. As visualized in the Central Community Mast Plan, the subject conforms to the vision of the Central Community neighborhood by providing a livable community and neighborhood along Koneta Ct with Unique construction that also complements the neighborhood. The proximity of the subject to the University of Utah and the 900 East Trax Station also supports the goals of the pedestrian mobility and accessibility.

### **Design and Compatibility**

The proposed Planned Development is perfectly compatible with the neighborhood in scale, mass, and intensity of the existing structures along Koneta Ct. The proposed orientation, building materials, and setback are compatible with the neighborhood and conform to the existing zoning. Ultimately the proposed development will complement the existing developments along Koneta Ct.

### **Landscaping**

The area where the new lot will be created is currently a driveway with an old dilapidated garage. The new development will add some accessory landscaping like grass and flowers that is not currently on the site. This will be a benefit to the neighborhood by removing the dilapidated garage and adding some visually appealing landscaping. There are two existing trees along Koneta Ct which will be removed, and two new trees planted towards the west side of the site.

### **Mobility**

As previously indicated, the subject is located within close proximity to the 900 East Trax Station and the University of Utah. Residents ability to walk to the University of Utah or the Trax station is effortless. Additionally, the proposed development will feature garages for parking and driveway for additional parking so as not to add any negative impact to the existing street and neighborhood. The subject only features two units which will have negligible impact on the traffic on Koneta Ct. We will also be adding some parking to the south of the existing duplex, so the existing duplex has adequate parking.

### **Existing Site Features**

The existing duplex on the site will be preserved which already contributes to the character of the neighborhood and the rich history of the City. The old dilapidated garage will be removed which will contribute greatly to the feel of the neighborhood.

### **Utilities**

Utilities will be installed along the flagpole portion of the lot extended from 500 South. These utilities will adequately serve the development and will not have a detrimental effect on the surrounding area.

### **Describe the plan for long term maintenance of all private infrastructure**

The proposed utility infrastructure is simple and more straight forward than other typical Planned Developments. The new lot is a flag shaped lot that allows the utilities for the new duplex to be run along the flagpole portion of the lot. This allows each structure to have their own utilities without any shared utilities. As a result, each respective lot owner will be responsible for the maintenance and repair of their respective utilities over time. The Fire Sprinkler system for the new duplex will be inspected annually as required by law. The remaining utilities will be maintained as needed over time.

## **ATTACHMENT E: Existing Conditions & Photographs**

The subject site consists of one large lot with an existing duplex (two-family) dwelling. The site is generally level and then slopes down to the west. The site is within an area of low, mid, and high-density residential uses.

### **Uses adjacent to the Property**

North: 500 South / Mass Transit  
South: low-density residential  
East: low-density residential  
West: high density multi-family residential

### **Zoning adjacent to the Property**

North: Public right-of-way  
South: SR-3  
East: SR-3  
West: RMF-75 (high density multi-family)

### **SR-3 (Special Development Pattern Residential)**

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off-site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.



Above: view of the subject property looking south across 500 South.





*Looking south along Koneta Court, project site on right.*



*Looking northwest at project site.*



*Looking south from project site, along Koneta Court.*

## ATTACHMENT F: Analysis of Standards

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

Standard	Finding	Rationale
<p><b>A. Planned Development Objectives:</b> The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<p><b>Complies</b></p>	<p>Previously in this report, staff discussed how the proposal satisfies the <b>housing</b> objective:</p> <p><i>Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</i></p> <p>2. The proposal includes housing types that are already found in the existing neighborhood, contribute to the “missing middle” of medium density housing, and are of a scale that is typical to the neighborhood.</p>
<p><b>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.</b></p>	<p><b>Complies</b></p>	<p>The City’s general plan (Plan Salt Lake) and housing plan (Growing SLC) policies support the proposed development. The proposal promotes infill development of an underutilized site, expands housing stock, and increases the number of housing types, all of which are stated goals of the Plan Salt Lake and the City’s 5-year housing plan.</p>
<p><b>C. Design and Compatibility:</b> The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:</p>	<p><b>Complies</b></p>	<p>The proposal is compatible, by virtue of the use, lot size, height, setback, parking, landscaping and architecture with the neighborhood in which it is located. More specifics are provided below.</p>
<p><b>C1</b></p>	<p><b>Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</b></p>	<p>The proposed development scale is compatible with the neighborhood via building height, setback and massing, complying with all height and setbacks of the SR-3 zoning district.</p>
<p><b>C2</b></p>	<p><b>Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</b></p>	<p><i>Building Orientation</i> The proposed building faces Koneta Court, similar to the other dwellings along Koneta Court, ensuring compatibility.</p> <p><i>Building Materials</i> The proposed exterior building material is primarily fiber cement siding. These are common siding materials for residential buildings. The materials are compatible with the neighborhood.</p>
<p><b>C3</b></p>	<p><b>Whether building setbacks along the perimeter of the development:</b></p>	<p>The proposed setbacks, building orientation, landscaping and yard areas comply with the SR-3 zoning district, similar to other dwellings on this street and in the zoning district, maintaining the existing visual character. Both lots will provide an adequate rear</p>



	<p>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</p> <p>b. Provide sufficient space for private amenities.</p> <p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>		yard area for private amenities typical for residential uses. There are no concerns with setbacks.
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;		The street-facing facade of the building complies with all design requirements for residential dwellings, including entrance location, garage width, windows and porches. These elements facilitate pedestrian interaction along Koneta Court.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;		The proposal includes lighting typical of low-density residential uses.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and		Trash removal will be by city residential container, picked up by city vehicles.
C7	Whether parking areas are appropriately buffered from adjacent uses.		Parking for the new building is within enclosed garages. Parking for the existing building will be surface parking in the rear yard, compliant with requirements for residential uses.
<b>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:</b>		<b>Complies</b>	The proposed landscaping exceeds the minimum requirements and will be in the front, side and rear yard areas, consisting of ground cover (grass), shrubs, trees, walkways and patio area.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;		The proposal indicates seven existing trees proposed to be retained, with 21 trees being added to the site and park strip. Tree installation will be coordinated with the city's urban forestry department.
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;		The plans show seven existing perimeter Elm trees being retained to aid in buffering. Additional landscaping will be provided in accordance with landscaping requirements and will include grass, shrubs, trees and fencing, with a substantial landscape buffer along the north lot line, adjacent to single family dwellings.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and		All landscaping must meet the requirements of the landscaping chapter (21A.48) of the zoning code for residential uses. There are no additional impacts anticipated that would require additional landscaping.
D4	Whether proposed landscaping is appropriate for the scale of the development.		See above.
<b>E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:</b>		<b>Complies</b>	See below for specific criteria.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;		The proposal will add one additional driveway to Koneta Court, which is deemed a negligible impact and will not compromise the safety, purpose, or character of the street.
E2	Whether the site design considers safe circulation for a range of transportation options including:		There will be no traffic circulation within the confines of the development, merely vehicles accessing their garages directly from Koneta Court. The site is near a light rail mass transit line, approx.

	<p>a. Safe and accommodating pedestrian environment and pedestrian oriented design;</p> <p>b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and</p> <p>c. Minimizing conflicts between different transportation modes;</p>		<p>¼ mile to the nearest station. No conflicts between transportation modes exist on the site.</p>
E3	<p>Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</p>		<p>The site design is a straight-forward dwelling and yard areas with a driveway leading to vehicle parking. Adjacent uses are also residential dwellings with similar site layouts. Access to other dwellings along Koneta Court is not hampered by the proposal.</p>
E4	<p>Whether the proposed design provides adequate emergency vehicle access; and</p>		<p>The site design, typical residential subdivision lots with homes fronting the street, allows for adequate fire and emergency vehicle access from Koneta Court and 500 South, the nearest public street.</p>
E5	<p>Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</p>		<p>The nature of the project requires no loading or service areas, creating no impacts to surrounding properties or public way.</p>
<p><b>F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.</b></p>		<p><b>Complies</b></p>	<p>No existing unique natural or built features on site contribute to the character of the neighborhood or the environment.</p>
<p><b>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</b></p>		<p><b>Complies</b></p>	<p>Public utilities exist for the existing two-family dwelling. A new water line for the proposed dwelling would be installed in an easement next to the existing dwelling and run south to the new dwelling. The new dwelling will tie into the existing Sewer line in Koneta Court. Installing the utilities in this manner will have minimal impact to neighboring properties.</p>



## STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

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

Criteria	Finding	Rationale
<b>A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12</b>	<b>Requires Planned Development approval</b>	The proposed subdivision complies with the design standards and requirements for subdivisions except that one of the lots will not front a public street (Koneta Court is not a dedicated public street). The planning commission has the authority to modify this standard as part of the planned development application.
<b>B. All buildable lots comply with all applicable zoning standards;</b>	<b>Requires Planned Development approval</b>	The lots meet the standards for lot size, are buildable, and comply with applicable zoning standards.
<b>C. All necessary and required dedications are made;</b>	<b>Complies</b>	No dedications are necessary for this subdivision.
<b>D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;</b>	<b>Complies</b>	The Public Utilities department has provided options and direction to the applicant on how to address water and sewer disposal. The specifics of those facilities will be addressed during building permit review if the project is approved.
<b>E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;</b>	<b>Complies</b>	Public improvements along 500 South are already in place for this subdivision and improvements along Koneta Court are private (handled by adjacent property owners). No additional public improvements were noted or required by the city engineering division.
<b>F. The subdivision otherwise complies with all applicable laws and regulations.</b>	<b>Complies</b>	The subdivision otherwise complies with all applicable laws and regulations.
<b>G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.</b>	<b>Complies</b>	The proposed subdivision is not an amendment to an existing subdivision, nor does it involve vacating a street, right-of-way way, or easement.

# **ATTACHMENT G: City Department Comments**

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## **Transportation:**

There are no issues from Transportation. (Updated: 4 new parking stalls shown for existing duplex satisfies required parking with modification of curb cut shown on marked up plans. Tandem parking allowed as long as each stall is assigned to a unit. – c. stewart and m. barry 11/24/2020)

## **Engineering:**

Engineering has no concerns or objections to this project. Necessary corrections to the plat were provided to the applicant.

## **Fire:**

The two lot split is OK.

## **Public Utilities:**

Proposed Lot 2 will need an easement through lot 1 for water service. Each lot will need individual water meter and service connections. It appears that the water services for 518 S Koneta goes through these lots. An easement is required for this water service.

## **Zoning:**

- 1) An address certificate for the new duplex will be required to log in plans for the building permit. The address on the plans and other submittal documents shall match the address on the address certificate. For information on obtaining a Certificate of Address please contact SLC Engineering at 801-535-7248.
- 2) The final plat for the proposed subdivision will need to be approved by the Planning Division prior to issuance of the building permit. Due to a proposed utility easement a cross-access agreement will be required to allow access to parking for the existing duplex.
- 3) Block face averaging should be provided at the planned development phase to verify compliance with the average front setback. Provide a dimension that shows the structure's second story projection, including the proposed eave support posts are located behind the average front setback line unless an alternate setback is approved by the planned development. [**Note:** average setback is shown on site plan at 7 feet 10 inches; proposed setback is 8 feet. C. Stewart]
- 4) In addition to compliance with the average setback, as per 21A.44.020.E.2.c, if a public alley is used as a parking aisle additional space shall be required on the lot to provide the full width of aisle as required on table 21A.44.020 of this section. Please provide a dimension on the site plan for the legal dimension of Koneta court and show that the garage doors are set back far enough to provide 22'-7" of backout aisle. [**Note:** this is not a public alley, thus not subject to this distancing requirement. C. Stewart]
- 5) The zoning ordinance is silent regarding interior side yard requirements for duplexes, but 4 feet is the standard for all other uses. This proposal does not provide a 4 foot side yard along the north property line and 2<sup>nd</sup> story bump-outs need to be clearly shown to be in compliance with the required setback or they will need to be addressed through the planned development process. [**Note:** Applicant has revised plans to achieve a 4-foot setback. C. Stewart]
- 6) Show that the proposed projection of the 2<sup>nd</sup> story bump-out, including the eave supports, do not project into the required 15 foot rear yard setback, unless approved by the planned development. [**Note:** The rear projection is a roof eave and can project 2-feet into the required 15-foot rear setback. C. Stewart]
- 7) On the site plan please document the total lot coverage. The combined total footprint of all roofed structures shall not exceed 60% of the total lot area. In this case the second story bump-outs need to be included in this calculation. [**Note:** proposal is compliant per calculations. C. Stewart]
- 8) The maximum building height is 20 feet for flat roof structures. For roofs taller than 20 feet but less than 28 feet please document on the elevation drawings that all sections of the roof have slopes that are equal to, or greater than 2 feet in 12 feet. [**Note:** applicant has redesigned rear roof section to comply. C. Stewart]
- 9) The planned development will need to address how 2 required parking stalls will be provided for the existing duplex. A separate building permit will need to be obtained to install the new parking for the existing duplex. [**Note:** site plan updated to show 3 parking stalls to be provided for existing duplex. C. Stewart]
- 10) See section 21A.36.05020.B for permitted obstructions in required yards.
- 11) See chapter 21A.48 for required landscaping.



**Building Services:**

No Building Code concerns with the submitted subdivision plat.

**Urban Forestry:**

No comments. Proposal does not involve trees in the public way.

**Police:**

No comments received.

# **ATTACHMENT H: Public Process and Comments**

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## **Public Notice, Meetings, Comments**

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

**October 6, 2020:** Notice of application and request for comments sent to the East Central Community Council and other recognized organizations per city ordinance.

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

- Notices mailed on January 15, 2021
- Property posted on January 17, 2021
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites January 15, 2021

### **COMMENTS**

The East Central Community Council provided comments via email and are included in the following pages. Comments included concerns about vehicles from the new units parking on Koneta Court and complications for service providers (trash, snow, emergency, etc).

In response to the public comments, planning staff points out that the proposal complies with all vehicle parking requirements, including parking stalls on each lot and a driveway to the parking areas. Parking areas are hard-surfaced. The existing duplex will have 4 parking stalls, which is 2-more than required but is within the maximum allowed. Staff's opinion is that the additional dwelling units added to Koneta Court will have a negligible impact on the current status of traffic and service vehicles on the street. Based on the photo evidence submitted, residents have a system in place to receive necessary service vehicles. As long as vehicles for all lots along Koneta Court utilize available on-site parking, no additional impacts are anticipated.

## Stewart, Casey

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**From:** Esther Hunter, ECC Chair <eastcentralcommunity@gmail.com>  
**Sent:** Friday, November 20, 2020 3:48 PM  
**To:** Stewart, Casey  
**Subject:** (EXTERNAL) Re: feedback.

Hello Casey. Please consider this email below from John Sittner as the official response from the ECC Executive Board for the Koneta court duplex application. Thank you.

On Mon, Nov 16, 2020, 6:03 PM [REDACTED] > wrote:

Hi Esther,

Nice to hear from you.

With regard to the Koneta Court proposal, in summary, although I am very supportive of the City's infill policy, Koneta Court is very narrow, most of the properties are rentals to U. students, and as a result the parking, trash removal, and snow create many issues. The proposed development eliminates the current 8 parking spaces which are fully made use of by the 1024-1028 duplex without any replacement. This will greatly complicate the congestion on Koneta Court. Most infill projects have access to public streets that can provide a portion of the parking needs but the closest public street with parking is 1100 East. As a note, the three rubbish removal trucks often have difficulty accessing all of the containers on Koneta Court. I have attached a photo to illustrate the situation.

Thanks so much for all that you and the ECC do.

Cordially,

*John Sittner*

**Tel:** [REDACTED]

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**From:** Esther Hunter, ECC Chair <[eastcentralcommunity@gmail.com](mailto:eastcentralcommunity@gmail.com)>  
**Sent:** Sunday, November 15, 2020 9:33 PM  
**To:** [REDACTED]



Cc: [eastcentralexecutiveboard@googlegroups.com](mailto:eastcentralexecutiveboard@googlegroups.com)

Subject: Re: ECC Meeting Schedule

Good evening John. Thank you for your email. With the advent of the corona virus the ECC has postponed monthly community meetings until approximately the summer of 2021. If we are able to meet sooner than this we will but with an abundance of caution, we adopted strong neighborhood safeguards for our council. We are however very engaged on specific projects and proposals. All actions, input, and feedback related to development proposals are being handled via social media, email lists, specific neighborhood rep. efforts, survey input, city one on one contact as they are able to respond to us, specific committees or the Executive Board, etc.

The land use committee did a review of the proposed additional duplex approximately a month ago and raised no issue that could be won via the existing ordinances. The level of density on the street, parking arrangements beyond the planned garage and fire safety were addressed with the planner. We find the current city approach is very pro all infill and housing developments. I am glad you reached out because we have not yet submitted the ECC letter to the City. This is due from us by the 20th. If you will please summarize your comments and concerns and any additional neighbor support of your thoughts via a written email, we will either add this our response or take your feedback as our position for the official response by the ECC.

Is this possible for you to do by tomorrow or Tuesday? Look forward to your thoughts. Hope you and yours are safe in this difficult time. Best regards, Esther Hunter

Chair, East Central Community Council

On Sun, Nov 15, 2020, 4:45 PM [REDACTED] wrote:

Hello,

I live on Koneta Court and I understand that a development proposal for Koneta Court is to be heard at the Community Council. I would like to speak to this issue and need to know how and when the meeting will take place.

Cordially,

*John Sittner*

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]