



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHORHOOD DEVELOPMENT

**To:** Salt Lake City Planning Commission  
**From:** Amanda Roman, Principal Planner  
[Amanda.Roman@slcgov.com](mailto:Amanda.Roman@slcgov.com) or 385-386-2765 (Cell) / 801-535-7660 (Voicemail)  
**Date:** February 24, 2021  
**Re:** PLNPCM2020-00681 – Reilly Planned Development  
PLNSUB2020-00683 – Reilly Preliminary Subdivision

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## PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

**PROPERTY ADDRESS:** 1159 E 1300 S  
**PARCEL ID:** 16-08-477-069-0000  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** R-1/5,000 Single-Family Residential

**REQUEST:** Anthony Reilly, property owner, is requesting approvals for a Planned Development and Preliminary Subdivision at 1159 East 1300 South. The applicant is proposing to retain the existing single-family home on Lot 1 and construct another single-family home on Lot 2. No building plans have been submitted for Lot 2, but the property owner may construct a single-family home as permitted in the R-1/5,000 Single Family Residential Zoning District if the petitions are approved.

**Planned Development (PLNPCM2020-00681):** Planned Development approval is required due to the proposed reduction in lot width (50 feet to 46 and 40.25 feet) and a reduction in the side yard setback requirements for Lot 1 (4 feet to 3 feet).

The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area. The full list of standards is in [Attachment F](#).

**Preliminary Subdivision (PLNSUB2020-00683):** The proposal requires preliminary subdivision approval to create two new lots, one of which exceeds the maximum R-1/5,000 lot size of 7,500 square feet. This is normally an administrative process that can be approved by Planning staff, but because the application is tied to the Planned Development, the subdivision is being taken to the Planning Commission for joint approval. The standards of review are in [Attachment G](#).

**RECOMMENDATION:** Based on the findings listed in the staff report, Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision requests at 1159 East 1300 South with the following conditions:

1. The structure on Lot 2 shall have quality primary exterior building materials such as brick and stone and accent materials such as hardie board siding and stucco.
2. The structure on Lot 2 shall be subject to the requirements of 21A.24.010.I Front Façade Controls.
3. 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.
4. Prior to the recordation of the final subdivision plat, the detached garage on Lot 2 must be demolished.
5. The applicant shall submit a final plat for review within 18 months.
6. The applicant shall comply with all required department comments and conditions.

## **ATTACHMENTS**

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- A. [Vicinity Map](#)
- B. [Project Narrative & Frontage Study](#)
- C. [Subdivision Plat & Civil Set & Civil Set](#)
- D. [Property & Vicinity Photographs](#)
- E. [Master Plan and R-1/5,000 Zoning Standards](#)
- F. [Analysis of Standards – Planned Development](#)
- G. [Analysis of Standards – Preliminary Plat](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)

## **PROJECT DESCRIPTION**

The applicant is proposing to subdivide the property at 1159 East 1300 South into two separate lots. The subject property was originally two separate parcels that were consolidated by the prior property owner in 2010. The lot consolidation was not reviewed or approved by Salt Lake City. The existing parcel is approximately 14,450 square feet in size, which exceeds the 10,000 square foot minimum for a Planned Development in the R-1/5,000 zone, but the square footage also exceeds the maximum lot size of 7,500 square feet, thus the current lot is noncomplying. The applicant is proposing to re-subdivide the property but needs Planned Development approval because the current R-1/5,000 zoning standards require new lots to have a lot width of 50 feet. If approved, the subdivision will make the property more conforming than what currently exists.

There is an existing single-family home and detached garage on the subject property. The single-family home will remain, but per section 21A.40.040.B of code, accessory structures must be located on the same lot as the principal use or structure; therefore, as a condition of final plat approval, the detached garage will be demolished. The applicant has not submitted

building plans for Lot 2, but the building envelope on the preliminary plat complies with the R-1/5,000 setback standards. The applicant has also requested Planned Development approval for a reduced side yard setback on Lot 1. The existing home is proposed to be approximately 3 feet from the eastern property line rather than the required 4 feet. The proposed property line is adjacent to the existing driveway that will service Lot 2.

Lot 1 is 7,538 square feet, thus exceeds the maximum permitted lot size of 7,500 square feet in the R-1/5,000 zone. Per section 21A.24.070.G, lots in excess of the maximum lot size may be created through the subdivision process if the size, configuration, and the relationship of the lot width to the lot depth is compatible with other lots on the same block face. Subdividing the existing lot into two makes the property more compatible with the properties on the block face and those in the surrounding neighborhood.

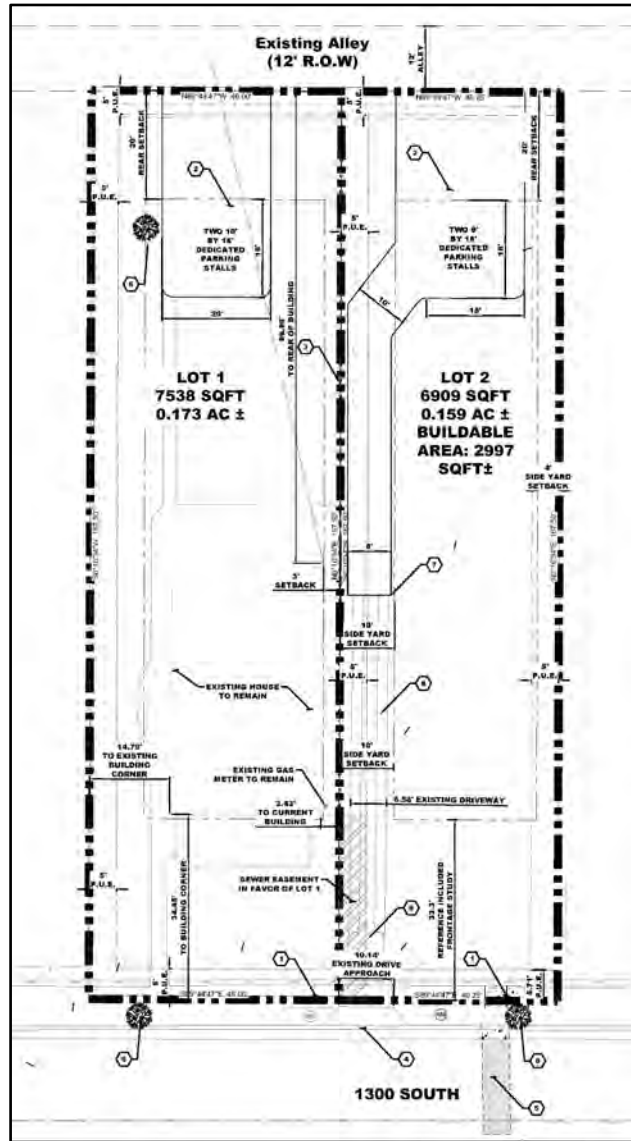
### Summary of Requested Zoning Regulations to be Waived

#### Lot 1:

- Section 21A.24.070.C – Lot width reduction from 50 feet to 46 feet
- Section 21A.24.070.E(3)(b) – Interior side yard setback reduction from 4 feet to 3 feet
- Section 21A.24.070.G – Subdivision approval for a lot size of 7,538 square feet, which exceeds the maximum lot size of 7,500 square feet

#### Lot 2:

- Section 21A.24.070.C – Lot width reduction from 50 feet to 40.25 feet



**Proposed Site Plan**

### KEY CONSIDERATIONS

The considerations below were identified through the analysis of the project and department review comments.

1. Reduced Lot Width & Reduced Side Yard Setback on Lot 1
2. Driveway Location and Parking
3. Single Family Home Design on Lot 2
4. Compliance with Citywide and Community Master Plans

### **Consideration 1: Reduced Lot Widths & Side Yard Setback (Lot 1)**

The applicant is requesting a modification of section 21A.24.070.C of the zoning ordinance that requires lots in the R-1/5,000 zone with single-family detached dwellings to have a minimum lot width of 50 feet. The proposed lot widths are 46 feet (Lot 1) and 40.25 feet (Lot 2). While the proposal doesn't meet current lot width standards, it is compatible with the parcels on the block face and those across the street. The subject property is currently 86.25 feet wide, making it the widest on the block face and as discussed above, the lot is currently noncomplying because it exceeds the maximum lot square footage. Excluding the subject property, the average lot width along the block face is approximately 52 feet. Of the 22 existing parcels, 10 have a width less than the required 50 foot minimum. If approved, Lot 2 would be the narrowest lot on the block face by 1 foot.

The average lot width of the parcels on the southern block face of 1300 South is approximately 44 feet. The average excludes a 203-foot-wide property zoned I – Institutional and one residential property adjacent to 1300 East, which is 103 feet wide. Of the 21 remaining parcels, 16 have a width less than the required 50 foot minimum. The average lot width of all existing parcels (outside of the two mentioned) on 1300 South between 1100 East and 1300 East is approximately 48 feet. A frontage study ([Attachment B](#)) of 1300 South between 1100 and 1300 East was provided by the applicant.

The applicant is requesting a modification to section 21A.27.070.E of the zoning ordinance, which requires principal buildings in the R-1/5,000 zone to have an interior side yard setback of 10 feet on one side and 4 feet on the other. The existing single-family home is set back from the western side yard property line by approximately 15 feet and they are requesting approval for a 3-foot side yard setback from the eastern property line. International Residential Code requires exterior wall openings to be located no less than 3 feet from the property line (2015 IRC Table R302.1(1)). The proposed property line is directly adjacent to the existing driveway that will service Lot 2.

Because the property is not located in a local historic district, the existing house could be demolished and rebuilt without Planning approval. The proposed setbacks allow the existing structure to be more easily retained, while adhering to current building code regulations. The preservation and rehabilitation of existing housing is an initiative outlined in Plan Salt Lake and should be implemented whenever feasible.

### **Consideration 2: Driveway & Parking Locations**

Single-family detached dwellings are required to have two off-street parking spaces per table 21A.44.030 Schedule of Minimum Off Street Parking Requirements. In single-family zoning districts parking is permitted within the rear yard or interior side yards. Parking is not permitted in front or corner side yards between the front lot line and front line of the principal building per table 21A.44.040 Parking Restrictions Within Yards.

The subject property has an existing driveway directly east of the single-family home that leads to a detached garage. Upon Planned Development and Subdivision approval, the driveway will service Lot 2 and as a conditional of approval the detached garage will be demolished prior to final plat recordation.



Two off-street parking spaces are provided for each lot, but there will not be a new curb cut or driveway off of 1300 South. Lot 1 will access the two off street parking stalls within the rear yard via the private alleyway, which is located west of the subject property. The alley has a 12-foot right-of-way and runs east-west between Laird Avenue and 1300 South. More than half of the properties between 1100 and 1200 East use the alley to access detached garages or parking pads. Lot 2 will use the existing driveway on 1300 South to access two off street parking stalls in the rear yard. Both properties could accommodate a new detached garage if it met the Accessory Structure standards in Section 21A.40.050.



**Aerial of the Subject Property and Private Alleyway**

### **Consideration 3: Single-Family Home Design on Lot 2**

Building plans were not submitted for Lot 2, but the narrative speaks to the future design of the home, which will meet all R-1/5,000 zoning requirements including setbacks, height, and lot coverage. In addition to meeting all zoning standards, a condition of approval requires the dwelling on Lot 2 to also adhere to the Front Façade Controls in section 21A.24.01o.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 façade of the building, totaling not less than ten percent (10%) of the front façade elevation area, excluding any area used for roof structures. For buildings constructed on a corner lot, only one front façade is required in either the front or corner side façade of the building.*

The intent of the R-1/5,000 zoning standards is to promote uses and architectural design that are compatible with the existing neighborhood character and development pattern. To respect the development pattern of the block face and neighborhood, the future dwelling must be built using quality materials such as brick or stone, and accent materials such as hardie board siding or stucco, which is consistent with the surrounding bungalow style homes. The

applicant described the proposed building materials in the project narrative and staff believes they are consistent with the existing architectural character of the neighborhood.

#### **Consideration 4: Compliance with Citywide and Community Master Plans**

##### **Central Community Master Plan (2005)**

This development is located within the East Central South neighborhood of the *Central Community Master Plan*. The intent of this Master Plan is to create a future for the Central Community based on four fundamental goals:

- *Livable communities and neighborhoods*
- *Vital and sustainable commerce*
- *Unique and active places*
- *Increased pedestrian mobility and accessibility*

The Central Community Master Plan seeks to preserve the diversity of housing options and encourages new development that is compatible with the scale, character, and density of existing neighborhoods. The subject property land use designation is Low-Density Residential (1-15 dwelling units/acre), which allows moderate sized lots (3,000 – 10,000 square feet) and contains mostly single-family detached and attached dwellings. The proposal aligns with the future residential land use designation in the plan.

Additional residential land use policies that relate to this development include:

##### **Residential Land Use Policy #1:**

- *Strategy RLU-1.1: Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.*

**Residential Land Use Policy #3:** Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.

- *Strategy RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.*
- *Strategy RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.*

##### **Citywide Housing Master Plan – Growing SLC (2018-2022)**

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022* that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

**Objective 1:** Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*
  - *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

**Objective 6:** Increase home ownership opportunities

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide infill development that would normally not be allowed through strict application of the zoning code. The Planned Development process allows for an increase in housing stock and housing options and provides a way to minimize neighborhood impacts through its compatibility standards. The proposed development is utilizing this process to provide infill development on an underutilized lot and add additional housing ownership options in the City to help meet overall housing needs.

### **Plan Salt Lake (2015)**

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City.

#### ***Growth:***

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

#### ***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.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

**Staff Discussion:** The proposed development will provide infill housing that is compatible with the character and scale of the existing single-family neighborhood. The preservation of the existing housing stock is referenced through the neighborhood and citywide plans. The proposal adds growth in a pedestrian friendly area with existing infrastructure and services. Two bus routes (1100 East and 1300 East) are within walking distance as well as other amenities including a local grocery store, restaurants and small-scale commercial businesses. The proposed development helps to meet the growth and housing goals of the City's Master Plans and aligns with the development expectations of the neighborhood.

## **DISCUSSION**

The proposal generally meets the Planned Development standards ([Attachment F](#)), complying with the development expectations articulated in the *Central Community Master Plan* for the area. Additionally, the proposal complies with the subdivision standards to divide the property into two individual lots as noted in [Attachment G](#).

As the applicant is generally meeting applicable standards and guidelines for the associated reviews, staff is recommending approval of the proposed development with the suggested conditions noted on the second page of this staff report.

## **NEXT STEPS**

### **APPROVAL**

#### **Planned Development and Subdivision**

If the proposal is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit building permit plans for the development of Lot 2, which will be required to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met, including the demolition of the existing detached garage. The applicant will also need to submit a final plat.

### **DENIAL**

#### **Planned Development and Subdivision**

If the Planned Development and Subdivision request is denied, the applicant would not be able to subdivide the property into two lots because the lot width is less than 50 feet per lot.



# ATTACHMENT A:

## Vicinity Map



Salt Lake City Planning Division, 12/28/2020

# ATTACHMENT B:

## Project Narrative & Frontage Study

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### 1. Project Description

a. Site Overview - The subject property consists of a single lot at 1159 E 1300 S. The subject property was previously 2 separate lots but were combined in 2010 into a single parcel. The subject property currently contains a single family residence (previously on its own lot which was adjacent to the new proposed subdivided lot) with a driveway coming off 1300 S and a detached garage.

i. Proposal - A request by Anthony Reilly for Planned Development and Preliminary Subdivision approvals to subdivide property at 1159 East 1300 South Salt Lake City property into 2 adjacent lots with the intent to build a single-family home on the new proposed lot and remodel the existing single-family home

### 2. Planned Development information

a. Planned Development approval is required for this project due to lot #2 only having 40.25 feet frontage and the new proposed dividing property line creating a 3 foot side yard setback from the existing home on lot #1. Lot #2 having 40.25 feet of frontage is consistent with the neighborhood and the 3 foot side yard set back on lot #1 is only 1 foot from regulations but does meet the fire code. The planned development proposes a building site on lot #2 with a side yard set back of 10 from the dividing property line to help with lot #1 having only a 3 foot side yard setback. This would create a greater distance between the homes. This distance between the 2 homes would be greater than the distance between many of the homes currently in the neighborhood. Both lots would meet all other building codes including the minimum lot size. Lot #1 would be 7705 sq ft and lot #2 would be 6742 sq ft both substantially bigger than the required 5,000 sq ft. The proposed development complies with the purpose statement in 21A.55.010. It will optimize the efficient use of land resources while conforming to the city's master plan. The proposed project was previously two lots as of 6/8/2010. The former owner consolidated the two parcels. The proposal is to again subdivide the lots as originally divided as of 6/8/2010. Dividing the property into 2 lots would allow the construction of a single-family home which would add housing to the densely populated area which currently faces a housing shortage providing opportunity for future residents to live in this desirable area. The project would meet the city objective of Master Plan Implementation as outlined in 21A.55.010

i. Master Plan Implementation F.1 - This project epitomizes the implementation of an adopted master plan. The project was previously 2 separate lots which were consolidated as one parcel in 6/8/2010. The new proposal intends to subdivide back into 2 separate lots similar to how it was previously within the city's master plan. The project accomplishes goals outlined in the Central Community Master plan.

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

a. *Initiatives*



- i. *Maintain neighborhood stability and character;*
    - ii. *Support neighborhoods and district in carrying out the City's collective Vision;*
    - iii. *Create a safe and convenient place for people to carry out their daily lives;*
    - iv. *Support neighborhood identity and diversity.*
  - b. *Guiding Principle 2/ Growth: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*
    - i. *2040 Target:*
      - 1. *Increase Salt Lake City's share of the population along the Wasatch Front*
    - ii. *Initiatives*
      - 1. *Promote infill and redevelopment of underutilized land;*
      - 2. *Accommodate and promote an increase in the City's population.*
  - c. *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.*
    - i. *Initiatives*
      - 1. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
2. The proposed planned development provides housing opportunities for a range of family and income types all while maintaining the look and feel of the neighborhood (page 3). The attached studies will show that the proposed lots match the size and street frontage of many of the properties on the same street and neighborhood. The project asks for an exception to the frontage requirement. The existing lot (lot #1) would reduce to 46 feet while the new lot (lot #2) would have frontage of 40.25 feet. Of the 26 homes closest to the new planned development that boarder 1300 south, 15 of the homes have less than 45' frontage and 11 homes that have 41.25' or less including virtually the entire block across 1300 S. Both lots would meet the minimum lot size and both would be larger lots than many of the homes in the neighborhood.. There is one curb cut that is in place with an existing driveway. That driveway will stay in place and service lot #2 (the new lot) while new access and parking will be built individually for both lots off of the alley in the back which both lots have deeded access to. This is the same access that the neighbor

(1151) has. 1151 Does not have a curb cut off 1300 S and only accesses the property via the back alley. This will provide ample parking opportunities for both lots even more than required and more than existing homes have in the neighborhood. The new single-family residence that would be built on the new proposed lot would be built to a similar size, character and architecture of the existing neighborhood. Building guidelines would be attached to the lot. Allowing the exceptions would result in an enhanced product that fulfills many of the cities objectives outlined in the Plan Salt Lake Citywide vision

- b. Demonstrate how your project meets the Standards for Planned Developments
  - i. Planned Development Objectives - This project meets the objective of Master Plan implementation.
  - ii. Master Plan Compatibility - The project falls within the East Liberty Park Neighborhood as described in the city's master plan. Goals of the neighborhood and surrounding neighborhoods are to preserve and improve a desirable residential environment, maintain the natural landscape, and provide housing consistent with the community. The project was previously 2 separate lots which were consolidated into one parcel on 6/8/2010. The new proposal intends to subdivide back into 2 separate lots similar to how it was previously within the city's master plan. The attached studies will show that the proposed lots match the size and street frontage of many of the properties on the same street and neighborhood. Both lots would meet the minimum lot size and both lots would be larger than many of the existing lots within the same neighborhood thus generally consistent with the community. There are no mature trees on lot #2 that would need to be removed for the construction of a new single family home. The construction of a new single family home complies with the current low density regulations.
  - iii. Design and Compatibility -
    - 1. **Scale and Mass** - The new proposed lot would allow for the construction of a single-family residence. Such construction would adhere to current building codes restricting the size to similar homes in the surrounding area.
    - 2. **Building orientation, Materials and Site Design** - Although the new house is yet to be designed, it would be built to the size and scale of adjacent housing using materials such as stone, brick and stucco consistent with other homes maintaining the character of the neighborhood.
    - 3. **Setbacks** - The new home on lot #2 would meet setback requirements as prescribed by the Salt Lake City code and the setback study included with this submittal. It will also meet height restrictions as set forth by the Salt Lake City Code. An exception

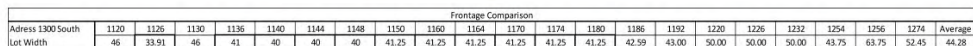
is being requested for the existing house for the side yard setback. The side yard set back for the existing home on lot 1 would be 3 feet. That setback meets international fire code. Additionally, the building site for the proposed newly constructed home on lot #2 would be shifted to the east side of lot #2 creating a 10 foot side yard setback from the dividing property line.

- a. **Visual Character** - The existing house is consistent with the visual character of the neighborhood. The proposed new single family home on lot #2 would maintain the visual character of the neighborhood (Study included with submittal). Although the new house is yet to be designed, it would be built to the size and scale of adjacent housing using materials such as stone, brick and stucco consistent with other homes maintaining the character of the neighborhood.
- b. **Sufficient space for private amenities** - Both the existing home on lot #1 and the proposed new single family home on lot #2 provide ample space for private amenities.
- c. **Sufficient open space and buffering** - There will be ample space between the two homes and the neighbors, the lot size of both lot #1 and lot #2 is larger than many other lots in the neighborhood. Both homes will have generous open space for private amenities consistent with the community. The minimum distance between the homes on lot #1 and lot #2 would be 13 feet while the home on lot #2 still maintains a side set back from the eastern neighboring lot of 4 feet.
- d. **Adequate sight lines** - New proposed home would provide adequate sightlines to streets, driveways, and sidewalks. The home would be very similar to all other homes in the neighborhood.
- e. **Sufficient space for maintenance** - The new proposed project would provide sufficient space for maintenance
4. **Building facades** - Both homes would offer transparency, access and would be of interest to pedestrians. The existing home on lot #1 is a 100 plus year old bungalow style house consistent with other homes in Sugarhouse. The new proposed home on lot #2 would use building materials such as brick, stone, hardie board siding, and stucco which are all quality building materials that fall within the palette seen in the surrounding neighborhood.
5. **Lighting** - All lighting would follow building codes allowing for safety while minimizing impacts on surrounding property
6. **Dumpsters** - Dumpster loading docks service areas - N/A



7. **Adequate parking** - It is understood that parking is a concern of both neighbors and the city. 1300 S does not allow parking on the north side of the street bordering the proposed development. Sufficient off street parking will be provided for both lots. Lot #1 will have access from the back alley. Lot #1 will provide both off street and garage parking from the alley. Lot #2 will maintain the driveway entrance from 1300 South. Off street parking will be provided on the South side of the lot which borders 1300 S as well as off street and garage parking which will be accessed from the back alley. The proposed development will provide ample parking opportunities for both homes which is consistent with neighboring homes and in some cases more parking than homes have within the neighborhood.

- c. Describe the plan for long term maintenance of all private infrastructure. The new private infrastructure will require little maintenance. No storm drain infrastructure is required as the whole project is less than an acre. Limiting the private infrastructure to just water, sewer, and other public utilities. The remaining yard will be landscaped and have no additional maintenance required than any other house on the block. In addition, this project will be replacing the side-walk that is damaged in a few spots along the 1300 south right of way.



**AVAIL ENGINEERS  
573 EAST 2700 SOUTH  
SALT LAKE CITY, UT.  
84106**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**SALT LAKE CITY**  
**LOT SPLIT**

1159 EAST 1300 SOUTH  
SALT LAKE CITY, UTAH

[illegible]

FRONTAGE/SETBACK  
EXHIBIT

EX-1

<b>DETAILED BY:</b> TJB 8.5.2020	<b>DETAILED BY:</b> TJB 8.5.2020	<b>CHECKED BY:</b> CC 8.5.2020	<b>PROJECT #:</b> 20-005
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# **ATTACHMENT C:**

## Preliminary Subdivision Plat & Civil Set

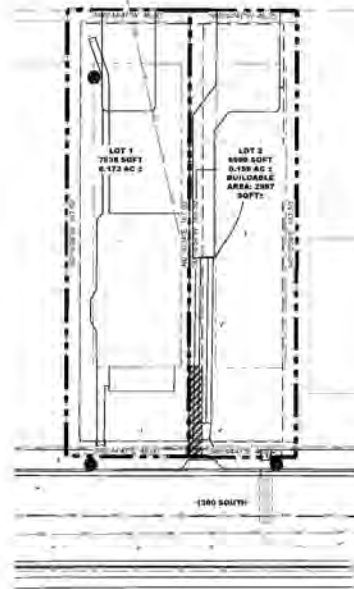
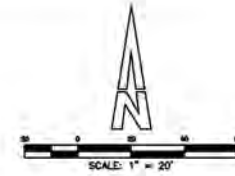
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BEING A PART OF BLOCK 17 A, 5 ACRE PLAT 'A' BIG FIELD SURVEY ALSO  
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



**SALT LAKE CITY**  
LOT 5 SPLIT

1159 EAST 1300 SOUTH  
SALT LAKE CITY, UTAH

COVER

DETAILED BY:	DETAILED BY:	CHECKED BY:	PROJECT #:
TJB 12.2.2020	TJB 12.2.2020	CC 1.14.2021	20-005



# SALT LAKE CITY GENERAL NOTES

## NOTES

## REFERENCES

- ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, INCLUDING ALL APPLICABLE SECTIONS OF THE MANUAL OF STANDARD SPECIFICATIONS CURRENT EDITION (INCLUDING AMENDMENTS) AND MANUAL OF STANDARD PRACTICES CURRENT EDITION PUBLISHED BY THE UTAH CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE UTAH CHAPTER OF THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA (AGC). THE SPECIFICATIONS AND THE STANDARD PRACTICES IN THE PROJECT MANUAL TAKE PRECEDENCE OVER THE MANUAL OF STANDARD SPECIFICATIONS AND STANDARD PRACTICES CURRENT EDITION. REFERENCE SPECIFICATION SECTIONS ARE GIVEN FOR INFORMATION ONLY AND MAY NOT BE INCLUSIVE OF ALL APPLICABLE SECTIONS.
- COORDINATION: CONTRACTOR TO NOTIFY AFFECTED AGENCIES, RESIDENTS, BUSINESSES, SCHOOLS, AND PROPERTY OWNERS 14 DAYS PRIOR TO CONSTRUCTION.
- SCHEDULE: CONTRACTOR WILL PROVIDE AND UPDATE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REGULATIONS OF THE GOVERNING AGENCY FOR WORKING IN THE PUBLIC WAY PRIOR TO CONSTRUCTION.
- SOIL TESTING: CONTRACTOR TO PROVIDE MARSHALL AND/OR PROCTOR TEST DATA 24 HOURS PRIOR TO USE. CONTINUED IN WRITING FROM A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE CITY AND THE RIGHT-OF-WAY GOVERNING AGENCY, AS APPLICABLE.
- UTILITY LOCATIONS:
  - ALL UTILITY LOCATIONS ARE APPROXIMATE.
  - CONTRACTOR TO VERIFY DEPTH OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 180 WEEKS TIME OR 300-FOOT AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH EXISTING UTILITIES. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT-HOLE UTILITIES, THE CONTRACTOR IS TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.
  - CONTRACTOR SHALL POT-HOLE CRITICAL LOCATIONS AND OBTAIN ALL EXISTING PIPE O.D. PRIOR TO ORDERING OR OBTAINING MATERIALS REQUIRED FOR CONNECTIONS TO EXISTING PIPING. UTILITY SHUT-DOWNS AND OTHER WORK WILL NOT BE SCHEDULED OR ALLOWED UNTIL THIS IS ACCOMPLISHED AND MATERIALS ARE ON SITE AND APPROVED BY SALT LAKE CITY PUBLIC UTILITIES REPRESENTATIVE.
  - IRIGATION PIPELINES MAY NOT BE LOCATED THROUGH THE NORMAL BLUE STAKE PROCESS. CONTACT IRRIGATION COMPANIES AS DETAILED IN SECTION 01 31 13 PRIOR TO CONSTRUCTION.
- DAMAGES: NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- SURVEY CONTROL:
  - CONTRACTOR TO PROVIDE ALL CONSTRUCTION SURVEY REQUIRED FOR THE PROJECT.
  - CONTRACTOR SHALL PRESERVE AND PROTECT ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. IF A MONUMENT MUST BE DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 00 73 00, 00 73 00 13.2, 71 34 AND 21 05 10.
  - THE CONTRACTOR SHALL NOT BURY ANY FITTINGS, BRANCHES, CONNECTIONS, OR COUPLINGS UNTIL THE SALT LAKE CITY PUBLIC UTILITIES SURVEYOR HAS COMPLETED THE RECORD SURVEY OF THE PIPELINE INSTALLATION TO HIS SATISFACTION. THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE AND EXPOSE ALL MATERIALS BURIED WITHOUT PRIOR AUTHORIZATION OF THE PROJECT ENGINEER OR SURVEYOR, AT HIS OWN COST. ALL COSTS OF RESTORATION OF EXCAVATED AREAS SHALL BE BORNE BY THE CONTRACTOR.
- ASPHALT GUARANTEE: THE CONTRACTOR SHALL FURNISH AND PLACE PERMANENT ASPHALT, PER APWA STANDARDS, EQUAL TO THE THICKNESS REQUIREMENTS OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL GUARANTEE ALL ASPHALT INSTALLATIONS FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF THE SUBSTANTIAL COMPLETION OF WHAT IS REQUIRED BY THE PERMITS.
- TEMPORARY ASPHALT: IF THE CONTRACTOR CHOOSES TO WORK ON THE PROJECT IN COLD WEATHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY ASPHALT WHEN WEATHER PERMITS. THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT AT HIS ADDITIONAL COST TO THE OWNER.
- CONTRACTOR RESPONSIBILITIES:
  - CONTRACTOR SHALL NOT ALLOW GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES TO BE COVERED AND SEALED AT THE END OF EACH DAY.
  - CONTRACTOR TO INSTALL INVERT COVERS IN ALL SANITARY SEWER AND STORM DRAIN MANHOLES AFFECTED BY THE PROJECT PRIOR TO STARTING CONSTRUCTION.
  - CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL, ACCORDING TO GOVERNING AGENCY STANDARDS: WET DOWN DRY MATERIALS AND RUBBISH TO CONTAIN ALL LOOSE MATERIALS.
  - ALTHOUGH SOME SURFACE FEATURES (FENCES, RETAINING WALLS, TREES, ETC.) HAVE BEEN CALLED OUT ON THE DRAWINGS FOR THE CONTRACTOR'S CONSIDERATION, NOT ALL ARE SHOWN OR IDENTIFIED. CONTRACTOR SHALL WALK THROUGH CONSTRUCTION AREA PRIOR TO BIDDING TO IDENTIFY SURFACE FEATURES THAT MUST BE PROTECTED OR REPLACED AS PART OF THE WORK. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS, ALL IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED AT THE EXPENSE OF THE CONTRACTOR TO ORIGINAL OR BETTER CONDITION TO THE SATISFACTION OF THE OWNER.
  - THE CONTRACTOR SHALL BE REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN ESTABLISHED PUBLIC RIGHT-OF-WAYS, AND TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN. IF ANY, THIS SHALL INCLUDE BUT NOT LIMITED TO VEHICLES AND EQUIPMENT, LIMITS OF TRENCH EXCAVATION, EXCAVATED MATERIAL, AND BACKFILL STORAGE. IF THE CONTRACTOR REQUIRES ADDITIONAL CONSTRUCTION EASEMENTS, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE EASEMENTS.

## NOTES

## REFERENCES

- STORM WATER MANAGEMENT PLAN: CONTRACTOR TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) OR EROSION SEDIMENT CONTROL PLAN TO GREG ARCHULETA @ (801) 483-6621 FOR REVIEW BEFORE CONSTRUCTION BEGINS.
- WATER AND SANITARY SEWER SEPARATION: FOLLOW REQUIREMENTS OF THE DIVISION OF DRINKING WATER OF THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY. THE HORIZONTAL DISTANCE BETWEEN PRESSURE WATER MAINS AND SEWER LINES CROSS, THE OUTSIDE EDGES OF WATER MAIN SHALL BE AT LEAST 18-INCHES ABOVE THE OUTSIDE EDGES OF SEWER LINE. WATER LINES AND SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH. EXCEPTIONS TO THESE REQUIREMENTS MUST BE APPROVED BY THE CHIEF ENGINEER.
- WATER SERVICES:
  - METER BOX IS TO BE PLACED IN THE PARK STRIP WHERE APPLICABLE OR WITHIN THE PUBLIC RIGHT-OF-WAY OUTSIDE ANY HARD SURFACE AREA. THE SERVICE LINE IS TO EXTEND PERPENDICULAR TO THE MAIN.
  - GRASS, ASPHALT, CONCRETE, AND/OR ASPHALT TO BE REPLACED THE SAME OR BETTER. ALL 500 TO MATCH EXISTING GRADE AND NOT OVERLAP EXISTING GROUND.
  - CONTRACTORS TO SATURATE STOP AND KEEP MOIST.
  - EXISTING SPRINKLER SYSTEMS AND STOP & WASTE VALVES TO BE PROTECTED. ALL REPAIRS TO BE INSPECTED.
- SANITARY SEWER LATERALS: SANITARY SEWER LATERALS SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED AS PER SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES STANDARD PLANS AND SPECIFICATIONS. IF A SANITARY SEWER IS TUNNELED UNDER AND NOT REPLACED, CONTRACTOR TO PROVIDE VIDEO INSPECTION TO VERIFY THAT THE GRADE AND CONDITION OF PIPE HAS NOT BEEN COMPROMISED.
- THURST RESTRAINT:
  - ALL THURST BLOCKS SHALL BE PLACED AS DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE STANDARD DRAWINGS.
  - ALL MATERIALS USED FOR WATER PROJECTS SHALL BE RATED FOR A MINIMUM 200 PSI WORKING PRESSURE.
- CORROSION PROTECTION:
  - ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON EM #1 NON-ODIDE GREASE AND WRAPPED IN 8-MIL POLYETHYLENE FILM.
  - ALL STEEL, CAST IRON, OR DUCTILE IRON VALVES, FITTINGS, ETC., SHALL BE EPOXY COATED AND TAPE WRAPPED IN ACCORDANCE WITH AWWA C214.
- PIPELINES STATIONING:
  - STATIONS AND LENGTHS SHOWN ON THE DRAWINGS ARE CENTERLINE OF PIPE FROM CENTER OF FITTING TO CENTER OF FITTING. PROFILE DRAWINGS ARE HORIZONTAL PROJECTIONS OF THE PIPE CENTERLINE, UNLESS OTHERWISE NOTED.
  - WHERE CLEARANCES BETWEEN PIPELINES ARE DESIGNATED IN THE DRAWINGS, THE SPECIFIED DISTANCE SHALL REFER TO THE DISTANCE BETWEEN THE OUTSIDE EDGES OF THE PIPE.
- WATER LINE COVER: UNLESS OTHERWISE NOTED, CONTRACTOR TO PROVIDE A MINIMUM COVER OF 4.5 FEET FROM THE TOP OF THE WATER MAIN TO FINISHED GRADE. PIPING THAT CAN NOT BE PROVIDED THIS MINIMUM COVER WILL REQUIRE A SPECIAL DESIGN BY THE CONTRACTOR FOR REVIEW AND APPROVAL BY SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES.
- WATER SHUT-DOWNS:
  - OPERATION OF ALL EXISTING MAIN LINE VALVES TO BE COORDINATED THROUGH SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES 48-72 HOURS IN ADVANCE OF SHUT-DOWN. CONNECTIONS TO SOME WATERLINES SERVING COMMERCIAL AREAS MAY REQUIRE NIGHT OR WEEKEND SHUT-DOWNS. CONTRACTOR TO PERFORM NIGHT OR WEEKEND WORK IN THESE AREAS AT NO ADDITIONAL COST TO OWNER.
  - SALT LAKE CITY DOES NOT GUARANTEE WATER SHUT-DOWNS. CONTRACTOR TO DEVISE PLANS TO AVOID WORK STOPPAGES IN THE EVENT A SHUT-DOWN DOES NOT GO AS PLANNED.
  - CONTRACTOR SHALL SUBMIT FOR REVIEW A SEQUENTIAL PLAN FOR CONNECTION, TESTING, AND FLUSHING OF ALL NEW WATER MAINS.
- SALVAGE: ALL SALVAGED HYDRANTS, VALVES OR OTHER MATERIALS TO BE RETURNED TO THE SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES SHOP AT 4500 WEST 700 SOUTH, UNLESS NOTED OTHERWISE.
- TREES: THE CONSTRUCTION AREA MAY CONTAIN SOME LARGE TREES THAT MAY AFFECT CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PRESERVE AND PROTECT TREES AND COORDINATE WITH CITY FORESTER.
- TRAFFIC DETECTOR LOOPS: FOR TRAFFIC DETECTOR LOOP REPAIR OR REPLACEMENT REFER TO THE CURRENT UDOT STANDARD DRAWINGS TRAFFIC SIGNAL LOOP DETECTOR DETAILS (STD. DWG. NO. SL 9) AND TRAFFIC COUNTING LOOP DETECTOR DETAILS (STD. DWG. NO. SL 10).
- AERIAL PHOTOS IN DRAWINGS: THE AERIAL PHOTOS PROVIDED AS BACKGROUND IN THESE DRAWINGS ARE PROVIDED TO HELP CLARIFY THE WORK SITE. HOWEVER, THE PHOTOS REFLECT CONDITIONS AS THEY EXISTED IN 2010. PRESENT DAY CONDITIONS MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. BID SHALL INCLUDE ALL WORK REQUIRED TO COMPLETE THE PROJECT.
- BLUESKATES DOES NOT LOCATE ANY UNDERGROUND INFRASTRUCTURE ASSOCIATED WITH STREET LIGHTING. CONTRACTORS SHALL CALL BLACK AND MCDONALD TO GET UNDERGROUND CITY OPERATED STREET LIGHTING INFRASTRUCTURE LOCATED. CONTACT WACE LONG (801)-381-8654 OR RUSS COLEBY (801)-381-8645.

## LEGEND

## ABBREVIATIONS

EXISTING WATER LINE	DIAMETER
PROPOSED WATER LINE	FEET
WATER METER	SECTIONS, INCHES
FIRE HYDRANT	ADA AMERICAN DISABILITIES ACT
EXISTING SEWER LINE	ARCHITECTED, ARCHITECTURAL
PROPOSED SEWER LATERAL	BLA BOUNDARY LINE AGREEMENT
SEWER MANHOLE	BN BENCHMARK
EXISTING STORM DRAIN	BN BACK OF WALK
PROPOSED STORM DRAIN	BN EXISTING VALVE
STORM DRAIN MANHOLE	BN EXISTING CURVE
CATCH BASIN / CLEANOUT	BN EXISTING VERTICAL CURVE ELEVATION
CURB INLET	BN EXISTING VERTICAL CURVE STATION
EXISTING FIBER OPTIC	BN EXISTING VALVE
PROPOSED FIBER OPTIC	BN EXISTING VALVE
EXISTING NATURAL GAS	BN EXISTING VALVE
PROPOSED NATURAL GAS	BN EXISTING VALVE
EXISTING POWER	BN EXISTING VALVE
PROPOSED POWER	BN EXISTING VALVE
EXISTING OVERHEAD POWER	BN EXISTING VALVE
PROPOSED OVERHEAD POWER	BN EXISTING VALVE
EXISTING UNDERGROUND POWER	BN EXISTING VALVE
PROPOSED UNDERGROUND POWER	BN EXISTING VALVE
EXISTING TELEPHONE	BN EXISTING VALVE
PROPOSED TELEPHONE	BN EXISTING VALVE
SECTION CORNER	BN EXISTING VALVE
MONUMENT	BN EXISTING VALVE
EXISTING SPOT ELEVATION	BN EXISTING VALVE
PROPOSED SPOT ELEVATION	BN EXISTING VALVE
DOWNWARD DRAKE	BN EXISTING VALVE
EXISTING INDEX CONTOUR	BN EXISTING VALVE
EXISTING MINOR CONTOUR	BN EXISTING VALVE
PROPOSED CONTOUR	BN EXISTING VALVE
PROPOSED MINOR CONTOUR	BN EXISTING VALVE
LOT OR BOUNDARY LINE	BN EXISTING VALVE
PUBLIC UTILITY EASEMENT	BN EXISTING VALVE
BUILDABLE AREA SETBACK	BN EXISTING VALVE
CENTER LINE OF ROAD	BN EXISTING VALVE
EXISTING FENCE	BN EXISTING VALVE
PROPOSED FENCE	BN EXISTING VALVE
EXISTING CURB & GUTTER	BN EXISTING VALVE
PROPOSED CURB & GUTTER	BN EXISTING VALVE
ADA PARKING	BN EXISTING VALVE
STREET LIGHT	BN EXISTING VALVE
STREET LIGHT POLE	BN EXISTING VALVE
POWER POLE	BN EXISTING VALVE
TELEPHONE POLE	BN EXISTING VALVE
UTILITY POLE	BN EXISTING VALVE
STREET SIGN	BN EXISTING VALVE

AVAIL ENGINEERS  
573 EAST 2700 SOUTH  
SALT LAKE CITY, UT  
84106



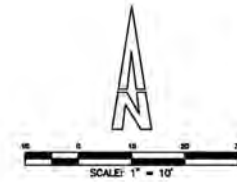
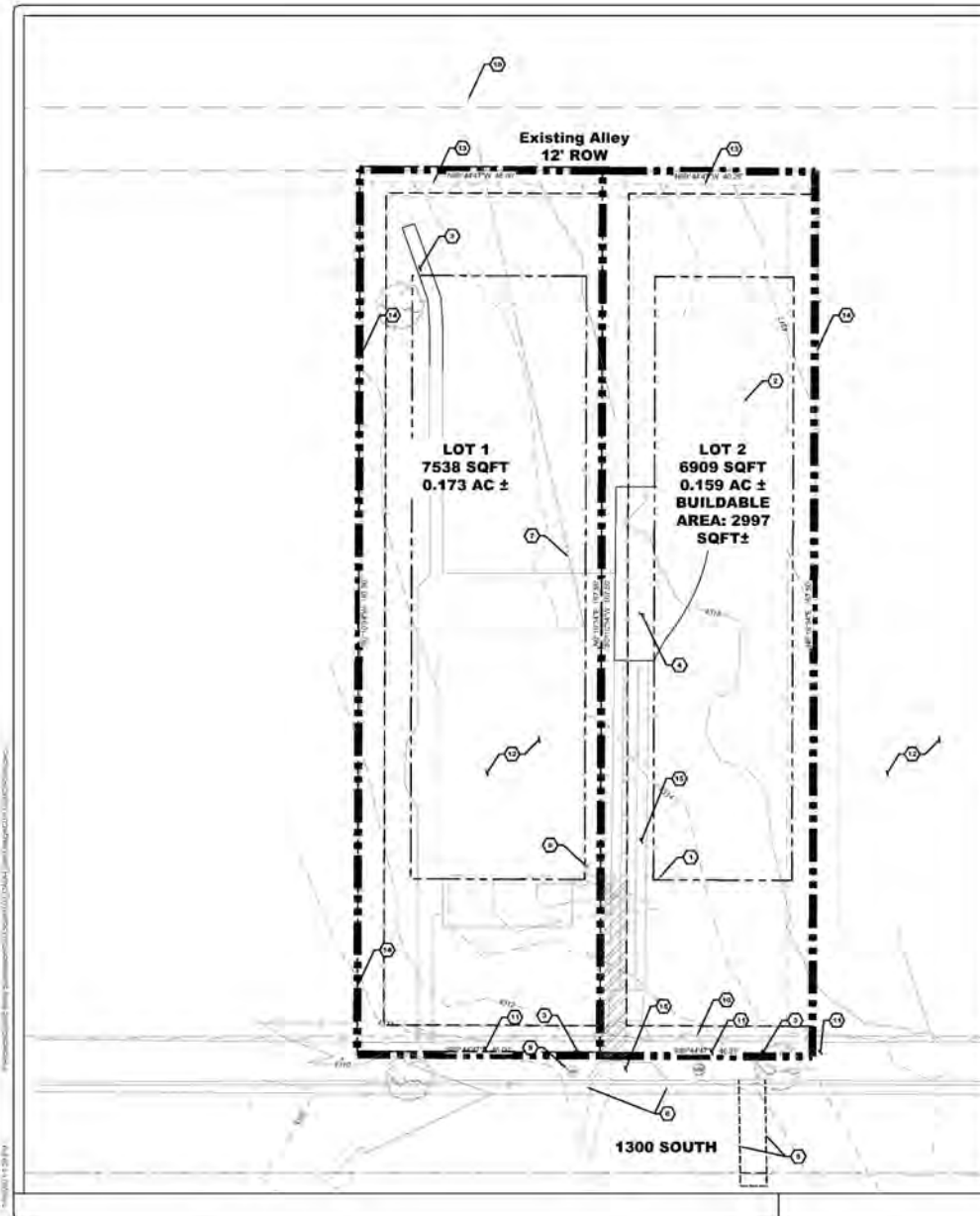
SALT LAKE CITY  
LOT SPILT

REV	DATE	DESCRIPTION
1	12/28/20	SALT LAKE CITY REQUIRES
2	1/16/21	SALT LAKE CITY REQUIRES

GENERAL NOTES

C0-1

DETAILED BY: TJS 12.2.2020  
CHECKED BY: CC 1.16.2021  
PROJECT #: 20-003



**DEMO PLAN KEY NOTES**

- 1 EXISTING OVERHEAD POWER TO STREET LIGHT IN 1300 SOUTH. OWNER CONTRACTOR TO WORK WITH SMP TO REMOVE AND RECONNECT STREET LIGHT USING POWER IN 1300S.
- 2 DEMOLISH AND LEGALLY DISPOSE EXISTING GARAGE.
- 3 DEMOLISH AND LEGALLY DISPOSE OF CONCRETE SIDEWALK.
- 4 DEMOLISH AND LEGALLY DISPOSE OF EXISTING DRIVEWAY.
- 5 SAW CUT ASPHALT PAVEMENT PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS, REMOVE AND LEGALLY DISPOSE.
- 6 SAW CUT CONCRETE, REMOVE AND LEGALLY DISPOSE.
- 7 EXISTING POWER TO LOT 1 TO REMAIN.
- 8 EXISTING GAS METER TO REMAIN.
- 9 EXISTING WATER METER TO REMAIN.
- 10 EXISTING POWER POLE TO REMAIN.
- 11 EXISTING SIDEWALK TO REMAIN.
- 12 EXISTING HOUSE TO REMAIN.
- 13 REMOVE AND LEGALLY DISPOSE OF EXISTING FENCE.
- 14 EXISTING FENCE TO REMAIN.
- 15 EXISTING DRIVEWAY AND DRIVE APPROACH TO BE REPAIRED IN PLACE.

**AVAIL ENGINEERS**  
573 EAST 2700 SOUTH  
SALT LAKE CITY, UT.  
84106



**SALT LAKE CITY**  
LOT SPALT

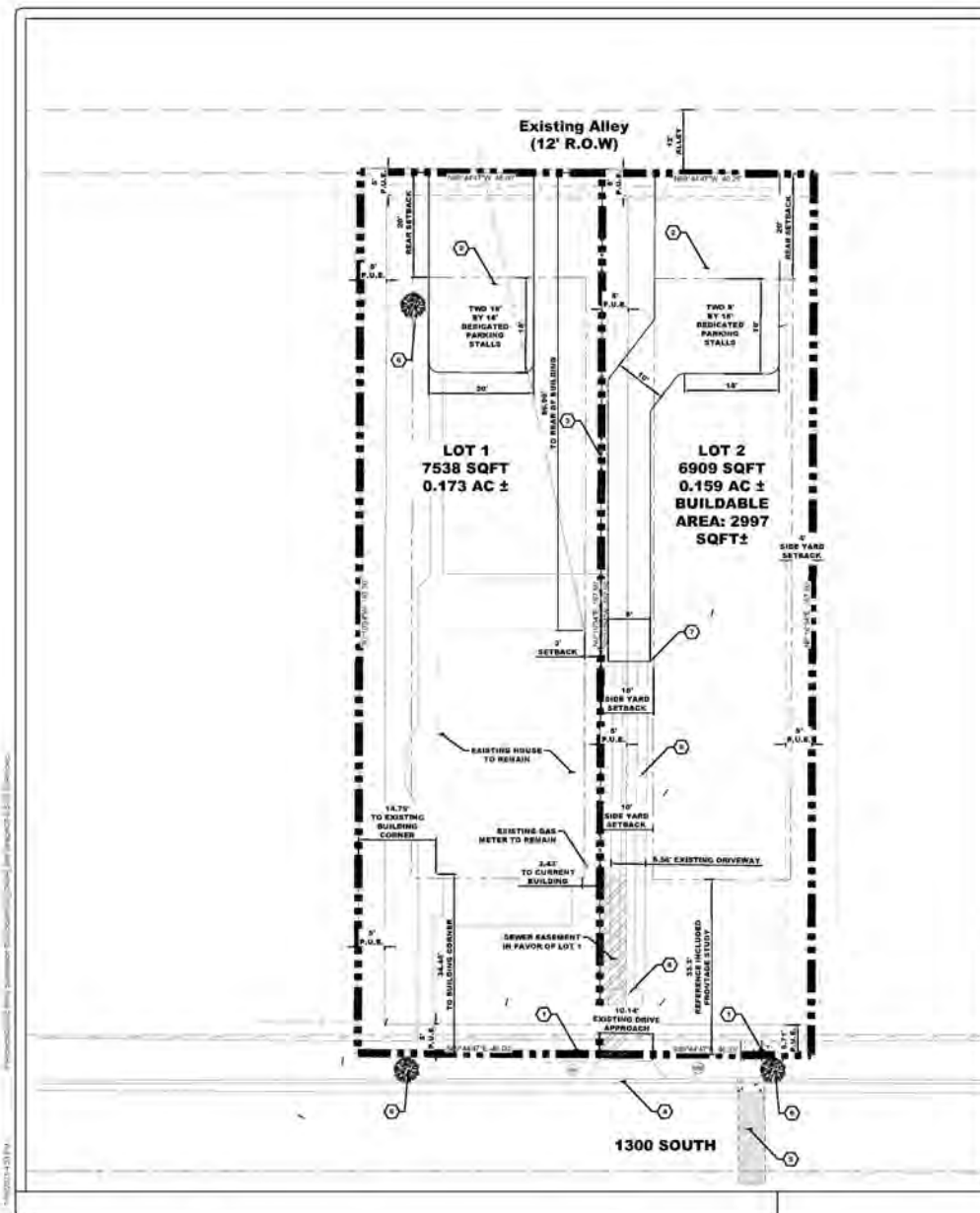
1155 EAST 1300 SOUTH  
SALT LAKE CITY, UTAH

REV	DATE	DESCRIPTION
1	12/28/20	SALT LAKE CITY REQUIRES
2	1/18/21	SALT LAKE CITY REQUIRES

DEMO PLAN

**C0-2**

DETAILED BY:	DETAILED BY:	CHECKED BY:	PROJECT #:
TJB	TJB	CC	20-005
12.2.2020	12.2.2020	1/18/2021	



### SITE PLAN KEY NOTES

- ⑦ FURNISH AND INSTALL MEWALK PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS, REPLACE TO NEAREST EXPANSION JOINT.
- ⑧ TURFISH AND INSTALL CONCRETE PARKING PAD.
- ⑨ FURNISH AND INSTALL 2' FENCE.
- ⑩ REPAIR EXISTING DRIVE APPROACH PER AFPA STANDARD PLAN 271-2012 EDITION.
- ⑪ FURNISH AND INSTALL ASPHALT PATCH PER AFPA STANDARD PLAN 209-2012 EDITION.
- ⑫ EXISTING 4" DIAMETER TRUNK TREE TO REMAIN.
- ⑬ CONNECT TO EXISTING DRIVEWAY WITH NEW DRIVEWAY.
- ⑭ EXISTING DRIVEWAY PROTECT IN PLACE.

**AVAIL ENGINEERS**  
573 EAST 2700 SOUTH  
SALT LAKE CITY, UT.  
84106



**SALT LAKE CITY**  
LOT SPLIT

1169 EAST 1300 SOUTH  
SALT LAKE CITY, UTAH

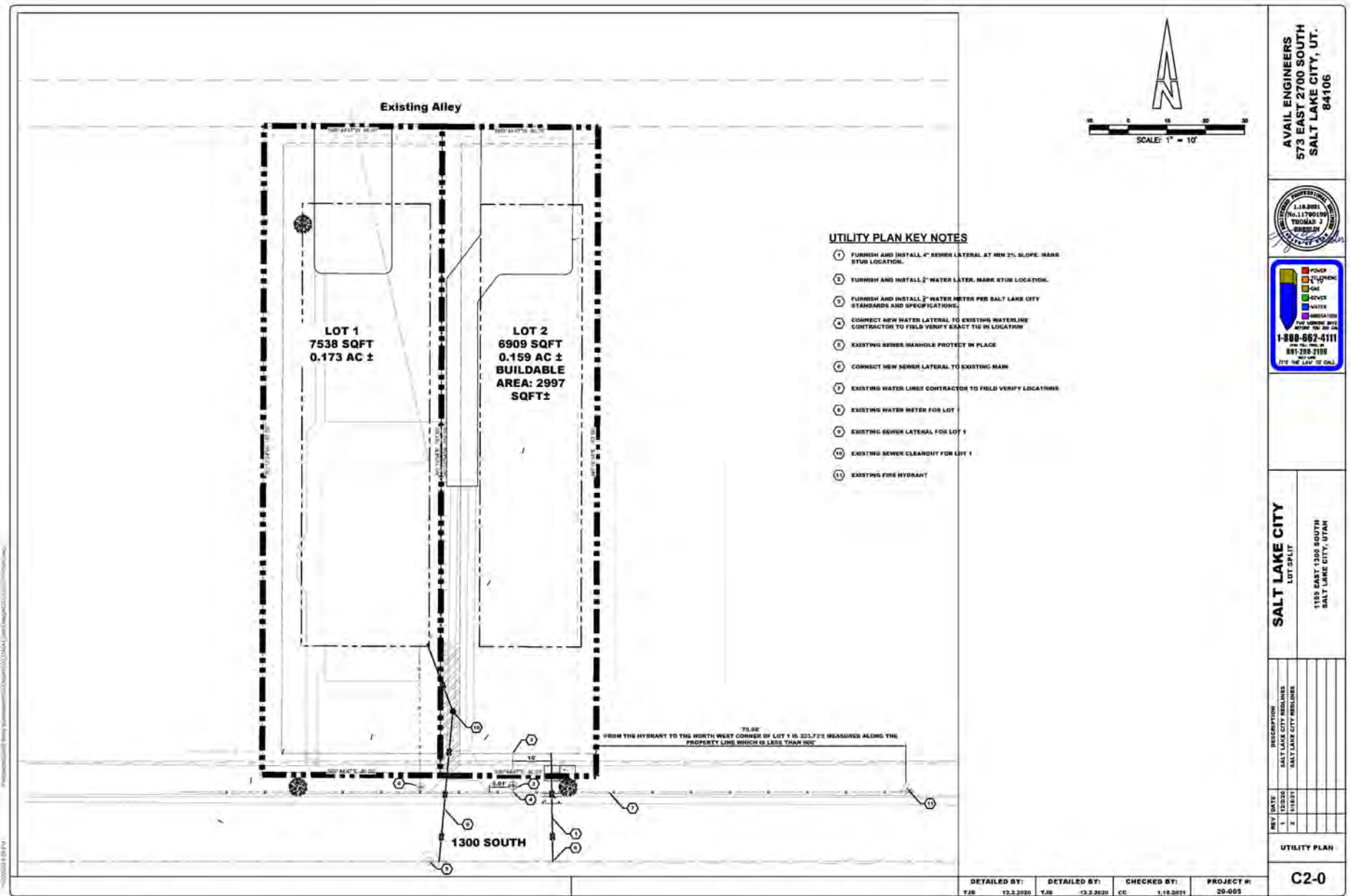
REV	DATE	DESCRIPTION
1	12/22/0	SALT LAKE CITY REDLINES
2	5/16/21	SALT LAKE CITY REDLINES
3	2/3/21	APWA UPDATE

### SITE PLAN

**C1-0**

DETAILED BY:	DETAILED BY:	CHECKED BY:	PROJECT #:
TJR 12.1.2020	TJR 12.1.2020	CC 1/10/2021	20-005





# **ATTACHMENT D:**

## Property & Vicinity Photos

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**Subject Property - 1159 E 1300 S**



**Existing Driveway**



**Rear yard - looking south**



**Rear yard - looking northwest**





**Driveway + Lot 2**



**Duplex to the east**



**Single family home to the west**



**1300 S - southern block face**





**Private alley access off 1300 S located 5 lots west of the subject property**



**Alley looking east**



**Existing wood fence (right) along the rear property line**



**Alley looking west + rear property access (left)**

# ATTACHMENT E:

## Analysis of Standards – R-1/5,000 Zoning District

### **R-1/5,000 (Single Family Residential District)**

*The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) 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.*

Standard	Proposed	Finding
<p><b>Minimum Lot Area:</b> 5,000 square feet</p> <p><b>Maximum Lot Area:</b> 7,500 square feet – new lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:</p> <ol style="list-style-type: none"> <li>1. The size of the new lot is compatible with other lots on the same block face;</li> <li>2. The configuration of the lot is compatible with other lots on the same block face; and</li> <li>3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.</li> </ol>	<p>Lot 1: 7,538 square feet (exceeds the maximum lot size of 7,500 square feet)</p> <p>Lot 2: 6,909 square feet</p>	<p><b>Lot 1: The proposed lot meets the standards in 21A.24.070.G. The proposed size, configuration, and lot width are compatible to the lots on the same block face</b></p> <p><b>Lot 2: Complies</b></p>
<p><b>Minimum Lot Width:</b> 50 feet</p>	<p>Lot 1: 46 feet of frontage on 1300 East</p> <p>Lot 2: 40.25 feet of frontage on 1300 East</p> <p>The average lot width on the northern block face of 1300 South is 51.73 feet. The average lot width on the southern block face of 1300 South is 44.28 feet.</p>	<p><b>Request for a reduction in the required lot width for Lot 1 and Lot 2</b></p>
<p><b>Maximum Building Height:</b> Varies depending on roof type:</p> <p>Pitched – 28 feet measured to ridge of the roof; or</p> <p>Flat – 20 feet</p>	<p>The future single-family home on Lot 2 must comply with requirements of the R-1/5,000 zoning district at time of building permit issuance.</p>	<p><b>Lot 1: Complies</b></p> <p><b>Lot 2: Will comply with the R-1/5,000 building height standards upon building permit approval. No height modifications were requested.</b></p>



<b>Maximum Exterior Wall Height:</b> 20 feet adjacent to interior side yards. Minus 1 foot (or fraction thereof) for each foot (or fraction thereof) of increased setback beyond the minimum required interior yard.	The future single-family home on Lot 2 must comply with requirements of the R-1/5,000 zoning district at time of building permit issuance.	<b>Lot 1: Complies</b> <b>Lot 2: Will comply</b>
<b>Minimum Front Yard Requirement:</b> The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20').	<b>Lot 1:</b> The existing single-family home has a front yard setback of 33.3 feet, which is the average front yard setback of existing buildings within the block face. <b>Lot 2:</b> The applicant is proposing a 33.3 front yard setback for the future single-family home on Lot 2.	<b>Lot 1: Complies</b> <b>Lot 2: Will comply</b>
<b>Minimum Interior Side Yard Requirement:</b> 4 feet on one side and 10 feet on the other	<b>Lot 1:</b> The proposed interior side yard measurements for the existing single-family home are 3 feet on one side (east) and approximately 15 on the other (west). <b>Lot 2:</b> The building envelope of the future single-family home is shown on the plat. Lot 2 is required to have a 10-foot side yard setback on the west side and 4 feet on the east side.	<b>Lot 1: Request for a reduction in the required 4-foot side yard setback (east)</b>  <b>Lot 2: Will comply</b>
<b>Minimum Rear Yard Requirement:</b> 25 percent of the lot depth or 20 feet, whichever is less	<b>Lot 1:</b> The existing single-family home has a rear yard setback of approximately 87 feet. <b>Lot 2:</b> The 20-foot rear yard setback is shown on the preliminary plat.	<b>Lot 1: Complies</b> <b>Lot 2: Will comply</b>
<b>Maximum Building Coverage:</b> The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.	<b>Lot 1:</b> Surface coverage is approximately 15%. <b>Lot 2:</b> The future single-family home on Lot 2 must comply with requirements of R-1/5,000 zoning district at time of building permit issuance.	<b>Lot 1: Complies</b> <b>Lot 2: Will comply</b>



<p><b>Standards For Attached Garages:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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: <ol style="list-style-type: none"> <li>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;</li> <li>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</li> <li>c. The garage doors will face a corner side lot line.</li> </ol> </li> </ol>	<p><b>Lot 1:</b> Upon Planned Development and Subdivision approval, the existing driveway will be used to access Lot 2. There is no garage proposal for Lot 1. Two off-street parking spaces, as required per section 21A.44.030 Minimum Off Street Parking Requirements, will be located in the rear yard and will be accessed via the private alleyway. Parking dimensions are shown on the civil set.</p> <p><b>Lot 2:</b> While an attached garage is permitted on Lot 2, the lot width of 40.25 feet would make it difficult to build. The existing driveway provides access to two legal off-street parking spaces to be located behind the front façade of the future single-family dwelling.</p>	<p><b>Will comply</b></p>
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# ATTACHMENT F:

## Analysis of Standards – Planned Development

### STANDARDS FOR PLANNED DEVELOPMENTS

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

Standard	Finding	Rationale
<p><b>A. Planned Development Objectives:</b> The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> of this chapter) and will achieve at least one of the objectives stated in said section. 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>The purpose of a Planned Development is to support efficient use of land and resources and to allow flexibility about the specific zoning regulations that apply to a development, while still ensuring that the development complies with the purposes of the zone. As stated in the PD purpose statement, developments should also incorporate characteristics that help achieve City goals.</p>	<p><b>Complies</b></p>	<p>The applicant has provided a project narrative stating that their proposal meets objective F.1:  <i>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</i>  <i>1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</i></p> <p>The applicant's project narrative states that the proposal supports three of the guiding principle's in Plan Salt Lake: Neighborhoods, Growth, and Housing.</p> <p>Maintaining neighborhood stability and character, supporting neighborhoods and districts in carrying out the City's collective vision, creating a safe and convenient place for people to carry out their daily lives, and supporting neighborhood identify and diversity.</p> <p>The proposal also meets objective B: Historic Preservation.  <i>1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.</i>  <i>2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.</i></p> <p><b>Staff Review:</b> The proposal respects the scale and development pattern of the low-density residential neighborhood. The</p>

		<p>proposal adds additional housing through infill development as supported in the <i>Central Community Master Plan</i>.</p> <p>While the property is not located within a local historic district, the retention of the existing single-family home contributes to the architectural and historic character of the neighborhood and preserves existing housing stock, which are both <i>Plan Salt Lake</i> initiatives and goals of the <i>Central Community Master Plan</i>.</p>
<p><b>B. Master Plan Compatibility:</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.</p>		<p><b>Complies</b></p> <p>The proposed low-density residential development aligns with the future land use map and policies in the <i>Central Community Master Plan</i> by providing housing options through compatible infill development.</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 generally compatible with the scale and density of the surrounding area. The acreage and lot width of the proposed lots is compatible with the block face and overall neighborhood.</p>
<b>C1</b>	<p>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;</p>	<p><b>Complies</b></p> <p>The scale, mass and intensity of the proposed development is compatible with the existing neighborhood, which contains a mix of single-family homes and duplexes. Lot 1 will retain the single-family home and the future single-family home on Lot 2 will meet the established setbacks of the R-1/5,000 zone.</p> <p>The <i>Central Community Master Plan</i> future land use map designates the property and surrounding neighborhood as low density residential (1-15 dwelling units/acre).</p> <p>The proposal supports the plan's vision of creating livable communities and neighborhoods by maintaining land use patterns that are compatible with the characteristics of the established neighborhood. The East Central South neighborhood planning area consists of mainly single-family detached dwellings and small-scale commercial development.</p>
<b>C2</b>	<p>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</p>	<p><b>Complies</b></p> <p>The future single-family home on Lot 2 will be subject to the front façade control requirements in section 21A.24.010.I. The front façade controls require the primary orientation of the building to be along the street. To maintain architectural harmony, the future single-family home is required to</p>

	applicable Master Plan related to building and site design;		include an entrance door, and other architectural features such as windows, balconies, and porches in the front façade of the building, totally not less than 10 percent of the front façade elevation area.  The applicant has also stated that the future dwelling will be built to the size and scale of adjacent housing and will consist of materials such as stone, brick, hardie board siding, and stucco.
<b>C3</b>	Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.	<b>Complies</b>	The majority of the existing homes in the neighborhood do not meet the R-1/5,000 setback requirements and are generally built closer to the side property line than what is permitted. The proposed side yard setback of Lot 1 is 15 feet on one side (west) and approximately 3 feet on the other side (east).  The proposed side yard setbacks of Lot 2 will meet the R-1/5,000 standards and will provide 10 feet on one side (west) and 4 feet on the other side (east).  The proposed front yard setback of Lot 2 is the average setback of the block face, which is approximately 33 feet. The proposed setbacks speak to the “compatible development” vision of the <i>Central Community Master Plan</i> , which is to support future uses and structures that are designed and located in a manner consistent with the development patterns, building masses and character of the area in which they are located”.
<b>C4</b>	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	<b>Complies</b>	While no building plans have been submitting for Lot 2, the future single-family home is subject to the front façade controls in section 21A.24.010.I.
<b>C5</b>	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	<b>Complies</b>	No additional lighting is proposed.
<b>C6</b>	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	<b>Complies</b>	N/A
<b>C7</b>	Whether parking areas are appropriately buffered from adjacent uses.	<b>Complies</b>	On street parking is not permitted along the north side of 1300 South. Required parking for Lot 1 will be located in the rear of the property and accessed via the private alley.  The existing driveway and curb cut will service Lot 2. No new curb cuts will be established on 1300 South.
<b>D. Landscaping:</b>		<b>Complies</b>	



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>D1</b>	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	<b>Complies</b>	There are no mature trees located on the property, but both of the trees in the park strip will be preserved and maintained.
<b>D2</b>	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	<b>Complies</b>	There is no additional landscaping being proposed by the applicant, but the existing fence will remain and act as a buffer to the adjacent properties. A new fence will be built along the new side yard property boundary.
<b>D3</b>	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	<b>Complies</b>	There is no proposed landscaping, but the proposed low-density development fits within the context and zoning of the neighborhood and isn't expected to create additional impacts.
<b>D4</b>	Whether proposed landscaping is appropriate for the scale of the development.	<b>Complies</b>	There is no proposed landscaping.
<b>E. Mobility:</b> 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>Complies</b>	
<b>E1</b>	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	<b>Complies</b>	There will be no additional curb cuts or driveways added to 1300 South. The existing private alley will service Lot 1 and Lot 2 will utilize the existing driveway to access parking in the rear yard. The character of the street will not be altered.
<b>E2</b>	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	<b>Complies</b>	There is a bicycle lane along the north side of 1300 South, which connects to the larger active and public transportation network. Bus routes are available on 1100 and 1300 East and can be accessed by bike or by foot.  The existing sidewalk on either side of the tree-lined street provides convenient access to the 1100 East 1300 South neighborhood commercial node.
<b>E3</b>	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	<b>Complies</b>	The layout of the proposal includes direct access to the public sidewalk to access nearby adjacent uses and amenities. The corner of 1100 East 1300 South is zoned CN – Neighborhood Commercial and houses a variety of small-scale neighborhood

			businesses such as restaurants and a locally owned grocery store.
<b>E4</b>	Whether the proposed design provides adequate emergency vehicle access; and	<b>Complies</b>	Emergency vehicles will continue to use 1300 South for access.
<b>E5</b>	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	<b>N/A</b>	
<b>F. Existing Site Features:</b> The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		<b>Complies</b>	<p>The subject property is not located in a historic district, but the proposal will retain the existing home that was built in 1915.</p> <p>The importance of retaining existing housing is referenced across various city and neighborhood plans. Preserving the housing stock helps to maintain neighborhood stability and character and encourages infill development.</p>
<b>G. Utilities:</b> Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		<b>Complies</b>	Public utility connections will be fully evaluated during the building permits review phase of the development, and upgrades may be required by that department to serve the property.

# ATTACHMENT G:

## Analysis of Standards – Preliminary Plat

### 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.</b> The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	<b>Complies</b>	The subdivision generally complies with all applicable standards.
<b>B.</b> All buildable lots comply with all applicable zoning standards;	<b>Complies, if the modification to lot width and side yard setbacks are approved through the Planned Development</b>	The proposal does not comply with the lot width requirement of 50 feet per lot and Lot 1 does not meet the 4-foot side yard setback requirement.  The applicant is requesting Planned Development approval for the modifications.
<b>C.</b> All necessary and required dedications are made;	<b>Complies</b>	No dedications of property are required for this development.
<b>D.</b> Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	<b>Complies</b>	The Public Utilities Department has reviewed and approved the proposal. Prior to receiving a building permit, Lot 2 will need to meet all applicable standards.  As noted in note #7 on the plat, there is a perpetual easement for the maintenance and repair of the existing sewer lateral on Lot 2 in favor of Lot 1.
<b>E.</b> Provisions for the construction of any required public improvements, per section 20.40.010, are included;	<b>Complies</b>	According to the Engineering review, the asphalt restoration in 1300 South must be completed as specified in the 2012 edition of APWA Std. Plan 255.
<b>F.</b> The subdivision otherwise complies with all applicable laws and regulations.	<b>Complies</b>	The proposal complies with all other applicable laws and regulations, except where modified through the Planned Development.
<b>G.</b> 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>Not applicable</b>	The proposal does not involve vacating a street, right of way, or easement and does not materially injure the public or any one person.

# 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:

- September 29, 2020: Early notification regarding the project mailed out
  - Notices were mailed to property owners/residents within 300 feet of the proposal
- September 29, 2020: The Planning Division provided a 45-day comment period notice to the East Liberty Park Community Council but did not receive a request for the proposal to be heard at their meeting. The East Liberty Park Community Council Chair Darryl High expressed concerns about traffic on 1300 South and is concerned that the property owner says they'll use the alleyway to access the rear yard, but because the alley isn't improved they will end up parking on the street.
- Planning Division Open House –
  - A virtual open house was held from October 5 – November 16, 2020. Notices were mailed to property owners/residents within ~300 feet of the proposal and sent out on the City's Planning listserv and community council contacts.

Notice of the public hearing for the proposal included:

- Public hearing sign notice posted on the property on February 11, 2021
- Public hearing notice mailed on February 12, 2021
- Public notice posted on City and State websites and Planning Division list serve on February 12, 2021

### PUBLIC INPUT

Two phone calls in opposition of the project were received. Gail Anderson, property owner of 1267 E 1300 S, is opposed to the project because there are too many cars and development in the area. Jeremy and Amanda Wimmer, property owners of 1160 E 1300 S, are concerned about parking, density, and vehicular access on 1300 South.

Three emails in opposition of the project and one in support were received and are attached below.

If any comments are received after the publication of the Staff Report, they will be forwarded to the Commission and included in the public record.



**From:** [Gellner, David](#)  
**To:** [Kyle Deans](#)  
**Cc:** [Roman, Amanda](#)  
**Subject:** RE: (EXTERNAL) Planning Commission items  
**Date:** Tuesday, October 27, 2020 1:24:08 PM

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Kyle,

Thank you for your email. I the planner working on the Southern Highlands (SoHi) Apartments at 927 S 400 W. I anticipate that this will be going to a public hearing with the Planning Commission tentatively in January 2021. I will include your comments as part of the public record. I agree that this is a good project and location in an area that is rapidly changing and potentially becoming a very vibrant neighborhood so close to downtown.

For the Reilly Subdivision/PD, I am copying Amanda Roman, a fellow Principal Planner in our office as she is the staff person working on that project.

Thanks again for your interest and comments. D.

Regards,

DAVID J. GELLNER, MAG, AICP  
Principal Planner  
Salt Lake City Planning Division  
New Work Phone: 385-226-3860

PLEASE NOTE- OUR OFFICE IS WORKING REMOTLEY FOR THE FORESEEABLE FUTURE

**From:** Kyle Deans <kylardeans@gmail.com>  
**Sent:** Wednesday, October 21, 2020 3:54 PM  
**To:** Gellner, David <David.Gellner@slcgov.com>  
**Subject:** (EXTERNAL) Planning Commission items

1159 E 1300 S

I fully support the Planned development and subdivision at 1159 E 1300 S. The city needs infill housing and while the lots will be more narrow than the current zoning, an additional single family home makes sense in that location.

Southern Highland

I am in full support of the additional height being requested for this project at approx 927 S 400 W. As a resident of Salt Lake City and this neighborhood, I feel that it is densities, like the one being proposed, that will breathe additional life into this neighborhood above and beyond what has already started to occur thanks to Artspace, Fisher, Kiitos, TF, Industry and many more. This area has the potential to be a very vibrant neighborhood adjacent to downtown. I like the fact that they are not asking for more parking than the number of units. Please approve this requested change.

**From:** [Luke Salisbury](#)  
**To:** [Roman, Amanda](#)  
**Subject:** (EXTERNAL) Concerned Neighbor  
**Date:** Thursday, October 29, 2020 7:05:51 PM

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Hi Amanda,

I'm writing in regards to the proposed development at 1159 E 1300 S in SLC (I am a homeowner on this block). The proposed Lot 2 concerns me due to street parking. Parking is only available on the south side of 1300 South and it is already difficult to find a place to park on the entire block. One more home and the loss of a garage will make parking even more difficult.

Please let me know if there is anything else I need to do in order to have my voice heard.

Thank you!

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Luke Salisbury | [REDACTED]

**From:** [Jeanette M. Ricci](#)  
**To:** [Roman, Amanda](#)  
**Subject:** (EXTERNAL)  
**Date:** Monday, November 16, 2020 4:21:19 PM

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Dear Ms. Roman,

I live at 1150 E. 1300 S., across the street from 1159 E. 1300 S, a property that is petitioning to divide the lot into two structures. I strongly object to this development in our neighborhood for the following reasons:

- 1) The lots are too narrow. This creates too much density and a fire hazard to the surrounding structures.
- 2) This is a very busy street with inadequate parking as it is. By splitting this property, there will be no parking for these residents, leading to more crowding in street parking on 1300 S.
- 3) There's too much traffic and construction on this street already; adding to the construction is dangerous. We've recently had Google Fiber project, a sewer project, and a water project (above on 1300 E) that has caused too much traffic and noise.
- 4) When the purchaser bought that house, they were aware of the size of the property and that it was a single-family dwelling. It is not fair to the neighbors and neighborhood to bare the burden so that one developer can earn a profit.

Thank you,

Jeanette M. Ricci

**From:** [Bill McClennen](#)  
**To:** [Roman, Amanda](#)  
**Cc:** [darryl.high@comcast.net](mailto:darryl.high@comcast.net)  
**Subject:** (EXTERNAL) Rezoning of 1159 E 1300 S, SLC  
**Date:** Monday, November 16, 2020 3:45:34 PM

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Dear Amanda,

I am writing in regard to the rezoning request for the property at 1159 E 1300 S, SLC. I strongly oppose the sub-division of the lot for these primary reasons:

- The 50 foot wide lot dimension is an essential minimum. Our lot is 50 feet wide and we often feel it is inadequate. We try to maintain good relationships with neighbors, but they are often too close for our shared traffic on driveways/sidewalks and sound transmission between our houses.
- An additional house and the possible elimination of off street parking for the existing house is totally unreasonable. There is minimal street parking as things exist, especially with the businesses at the corners with 1100 E. There is no parking on the north side of the street and already inadequate parking on the south side. Every week or two someone is parking too close to driveways on the south side of the street and impeding access to our driveways.
- The final reason is less tangible, but still very real and significant. Although we already have much more space than condos, etc., this community has developed with its current breathing room. Although we do not directly contribute to the space in that large lot, we in the neighborhood all benefit from it and appreciate it. It would be a significant loss to the nature and literal atmosphere of this community to cram another building onto the street.

Respectfully,

William H. McClennen, PhD. And  
Shelley McClennen  
1144 E 1300 S, SLC, UT



# ATTACHMENT I:

## Department Review Comments

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### **Public Utilities** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

Planned Development review does not provide building or utility development permit. Upon preliminary plat approval the applicant can apply for the final plat.

### **Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

New address certificates were issued for both properties. Lot 1 will use the address 1159 East 1300 South and Lot 2 will use 1163 East 1300 South. The addresses are shown on the plat. Engineering will review the final plat when it is submitted.

### **Transportation** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

The applicant must show the full dimensions of the concrete parking pads and width of the alley. The driveway onto 1300 South must lead to a properly located parking area; existing and proposed improvement for the driveway should be shown on the plans. The dimensional requirements are located in 21A.44.020. Two parking spaces per lot are required and must be located within the interior side yard or rear yard.

*Planning Response: The applicant revised the civil set to show the alley ROW and two legal off-street parking spaces per lot.*

### **Fire** (Douglas Bateman at [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com))

If there are more than 2 Group R-3 or U occupancies on the parcel they shall be within 150-feet of all first story exterior portions of fire department access roads (minimum of 20-feet in clear width and 13-feet 6-inches clear height) or provide fire sprinklers for any structure outside that distance.

Fire hydrants shall be within 600-feet of all first story exterior portions for all structures on the parcel. Measurements are made in straight lines and right angles following the drive and approved firefighter route around the structures.

Additional comments may be made with building permit application regarding fire resistance ratings for the structures.

### **Planning** (Amanda Roman at [amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com) or (385-386-2765)

No additional comments.

### **Zoning** (Kaitlynn Harris at [kaitlynn.harris@slcgov.com](mailto:kaitlynn.harris@slcgov.com))

No comments.

### **Building** (William Warlick at [william.warlick@slcgov.com](mailto:william.warlick@slcgov.com))

No comments.