



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Chris Earl, Principal Planner  
(385) 386-2760 or [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com)

Date: June 9, 2021

Re: PLNPCM2020-00826 and PLNPCM-2021-00111 Harvath Planned Development and Preliminary Plat

## Planned Development & Preliminary Plat

**PROPERTY ADDRESS:** 1844 E 2700 S & 1852 E 2700 S  
**PARCEL ID:** 16-21-480-004-0000 & 16-21-480-005-0000  
**MASTER PLAN:** Sugar House Master Plan  
**ZONING DISTRICT:** R-1/12,000 Single-Family Residential

**REQUEST:** David and Barbara Harvath, property owners, are requesting Planned Development and Preliminary Plat approval to subdivide two lots at 1844 E 2700 S and 1852 E 2100 S and create a third lot in the rear portion of 1852 E 2700 S. The newly created lot would facilitate a new single-family residence. The request would result in three lots that do not meet lot width requirements found in the R-1/12,000 Single-Family Residential zoning district but do meet the minimum lot size requirements.

**Planned Development (PLNPCM2020-00826):** The R-1/12,000 zoning district requires a minimum lot width of 80 feet. The proposed lot width for the lot located at 1844 E 2700 S would be 67.3 feet wide, the proposed lot width for the lot located at 1852 E 2700 S would be 68.7 feet wide and the proposed lot width for the newly created lot would be 24 feet wide. Planned Development approval is required due to the requested modified lot width for the new lots.

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 (PLNSUB2021-00111):** The proposal requires preliminary subdivision approval to modify the existing two lots to create an additional lot, three in total. 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 information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed and subject to complying with all applicable regulations and the conditions below:

1. The structure on Lot 3 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 3 shall be subject to the requirements of 21A.24.010.I Front Façade Controls.
  3. The mature fruit trees on Lot 3 are to be preserved.
  4. Applicant must provide a disclosure of private infrastructure costs for the shared driveway as required in 21A.55.110. An easement shall be dedicated along the driveway providing perpetual access to all three parcels.
  5. The applicant shall comply with all required department comments and conditions.

#### **ATTACHMENTS:**

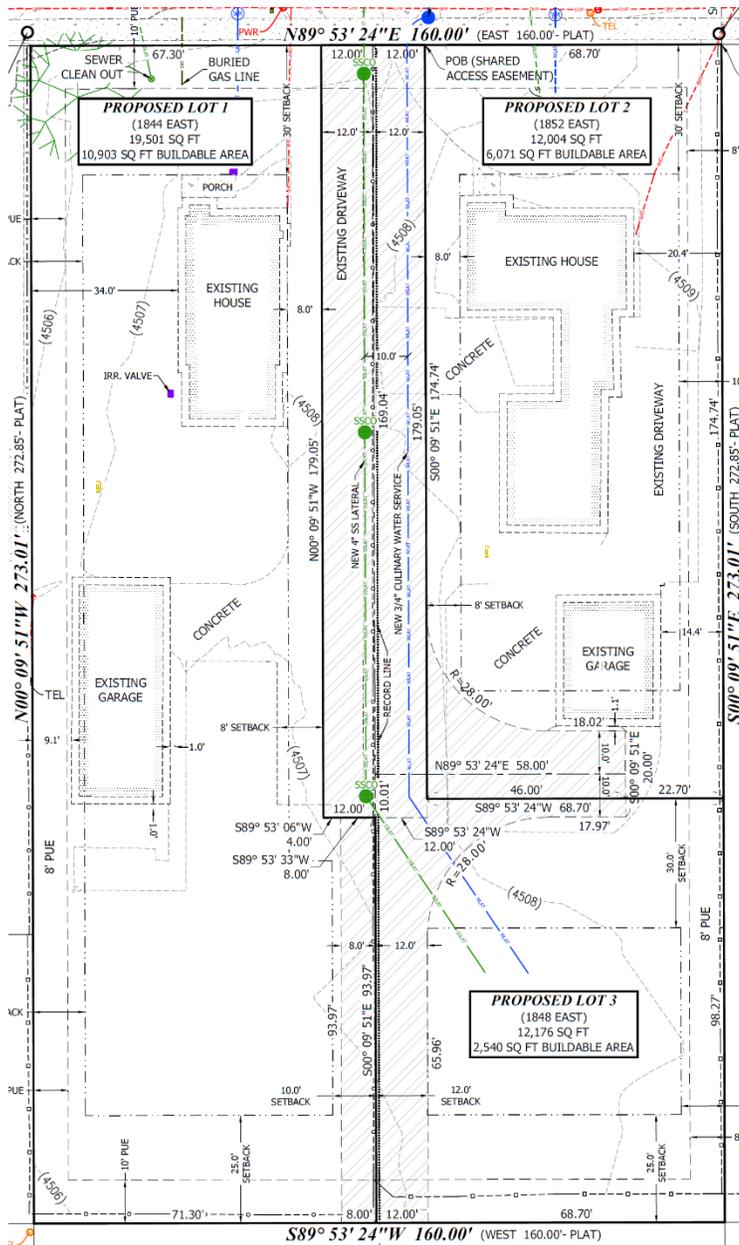
- A. [Vicinity Map](#)
- B. [Property & Vicinity Photographs](#)
- C. [Applicant Submittal](#)
- D. [Existing Conditions](#)
- E. [Institutional Zone Standards Summary](#)
- F. [Analysis of Planned Development Standards](#)
- G. [Analysis of Preliminary Plat Standards](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)

#### **PROJECT DESCRIPTION:**

The subject properties are located along the south side of 2700 South between Melbourne Street and 2000 East in the Sugar House area. The properties are located within the Highland Acres subdivision, dedicated in 1926. Generally, the lots contained within this subdivision are sizable, being approximately one-half acre in size. By current zoning standards, these lots would exceed the maximum allowable lot size for the R-1/12,000 zoning district of 18,000 square feet. Due to the substantial size of the property, the applicant is seeking approval for a three-lot residential planned development. The proposal would be to subdivide the two existing lots located at 1844 & 1852 E 2700 South and create three separate lots. The newly created lot would be to the rear of the property located at 1852 East.

Each existing parcel is approximately 0.5 acres (21,780 square feet) in size and each having a street frontage of 80 feet. The third lot would be located to the rear of the 1852 East property with street frontage located between the two existing lots. Lot 1 (1844 East) would have a street frontage of 67.3 feet and be approximately 19,501 square feet in size. Lot 2 (1852 East) would have a street frontage of 68.7 feet and be approximately 12,004 square feet in size. Lot 3 (new lot) designed similar to a flag lot would have a street frontage of 24 feet and be approximately 12,176 square feet in size. The street frontage for lot 3 would be a shared access easement for all three properties, allowing drive access to lot 3 as well as drive access to off-street parking for lots 1 and 2. Each of the three lots would maintain a minimum lot size of at least 12,000 square feet, as required by the R-1/12,000 zoning district.

There are existing single-family homes and detached garages on each of the subject properties and those houses and garages will remain. On both properties, the houses are set towards the front of the property with most of the total lot area being located to the rear of the houses. While no formal plans for the home on Lot 3 have been submitted, in the provided narrative, the applicant describes their vision of the home as follows:



The proposed single-family home on PD Lot 3 is appropriate in scale, mass and intensity with the neighborhood. The house orientation will face the North like the other homes, and have primary views to the North and East, including mountain views. The attached garage will face the access and utility staff, and will provide ample on-site, enclosed and covered parking. The single-family home will fit inside the buildable area on Lot 3. The primarily single-story home will have a partial two story bump up to catch the views but keep the massing to scale. The first floor will have all essential housing needs and be constructed at grade to enhance its accessibility for handicapped and wheelchair use.

When examining the properties along the south side of 2700 South, most follow the same pattern: Houses set to the front of the lot with the majority of the undeveloped property located behind. Because of this, the impact of introducing another single-family dwelling unit to the rear of the property is minimized due to the extended proximity to a home on any adjacent property.

The properties to the east and west are zoned R-1/12,000 and are single-family dwellings. The properties to the south are zoned R-1/12,000 and are also single-family dwellings. The properties to the north, across 2700 South, are zoned R-1/7,000 and contain a mix of single-family dwellings as well as legal-conforming duplexes.

The Planned Development is required due to the proposed decrease in lot widths. The applicant is

requesting relief from 21A.24.050.C, which requires that lots with single-family detached dwellings have a minimum lot width of 80 feet. While not complying with the requirement in 21A.24, the proposed Planned Development is compatible with the existing development in the neighborhood and the goals of the adopted master plans that are applicable to the area. These issues are discussed in the following section.

**KEY ISSUES:**

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

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

**Issue 1: Reduced Lot Width**

The applicant is requesting a modification of section 21A.24.050.C of the zoning ordinance that requires lots in the R-1/12,000 zone with single-family detached dwellings to have a minimum lot width of 80 feet. The proposed

lot widths are 67.3 feet (Lot 1) and 68.7 feet (Lot 2) and 24 feet (Lot 3). While the proposal doesn't meet current lot width standards; visually, there will be little modification to the current properties. The 1844 East property currently has a driveway and drive entrance that runs down the east side of the property. This driveway will be widened and utilized as the shared access for all three properties but will be the only proposed modification along the front portion of the properties. The majority of modification will occur to the rear of the property, behind the house on 1852 East, which will help in maintaining the existing visual appeal of single-family homes along the frontage of 2700 South.

### **Issue 2: Driveway Location and Parking:**

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*. As discussed in Issue 1, the proposal would utilize the existing driveway and drive entrance, only modifying the width. By utilizing the current layout of the properties, it will minimize the visual disturbance as seen from 2700 South in order to maintain the same neighborhood character. The driveway will serve as access to the existing off-street parking for Lots 1 and 2. It is proposed that Lot 3 will also have off-street parking by way of an attached garage. Off-street parking is being proposed for all three lots.

### **Issue 3: Single Family Home Design on Lot 3:**

Official development plans for the proposed house on Lot 3 have not been submitted at this time, but the provided narrative discusses the proposed design of the home, stating it will meet all R-1/12,000 zoning requirements including setbacks, height, and lot coverage. In addition to meeting all zoning standards, a condition of approval requires the dwelling on Lot 3 to also adhere to the Front Façade Controls in section 21A.24.010.I:

*Front Façade Controls: To maintain architectural harmony and primary orientation along the street, all buildings shall be required to include an entrance door, and such other features as windows, balconies, porches, and other such architectural features in the front 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-1/12,000 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, staff has recommended a condition that the future dwelling be built using quality primary materials such as brick or stone, and accent materials such as Hardie board siding or stucco, which is consistent with the surrounding homes. The applicant described the proposed building materials as *stucco, fiber cement siding, and glass, with brick or stone accents* in the project narrative and staff believes they are consistent with the existing architectural character of the neighborhood.

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

#### **Sugar House Master Plan (2005)**

This development is located within the *Sugar House Master Plan* area. The purpose of the Sugar House Community Master Plan is to present a comprehensive plan that guides the future development of Sugar House. The Plan recognizes the need for housing and acknowledges that the Sugar House Community is mainly developed and any significant increase in the number of housing units will be the result of redevelopment of land in multi-family zoning districts, or the new development of residential units in the Sugar House Business District; however, it does discuss the potential to increase housing opportunities through the utilization of infill development where appropriate. One such infill technique recognized by the Plan would be through Flag Lot development.

The Plan suggests that Flag Lot development could be a suitable means to increase housing stock on properties in areas where lots are narrow and deep. The proposed Planned Development is similar in form and function to a Flag Lot; therefore, these principles would be relevant in nature. The Plan raises concern over this type of development and how they may adversely affect the overall character of well-established neighborhoods. It describes how privacy and open space that was originally enjoyed by the neighboring residents is lost and the size, height and style of a new structure could also have a significant impact on the neighborhood character. As a counter to the potential adverse effects this type of development may bring, the Plan points out that maintenance of long deep lots can be problematic for some property owners and

the ability to subdivide the property and better utilize the otherwise unmaintained area could be viewed as a positive solution. It becomes a balancing act of how to better utilize property while minimizing the impact to surrounding properties. Methods of creating balance is by finding positive ways to replace those things that may be lost when introducing this type of development. Maintaining as much open space as possible, keeping mature trees for added privacy and designing a home that incorporates well with other homes in the area are all ways to reduce concerns raised by this type of development. The applicants have proposed to preserve the mature fruit trees on the property for added privacy as well as including a defined buildable area on the proposed plat in order to maintain open space. They have also expressed the desire to build a home that is cohesive in design to those existing homes in the area.

### **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. Despite the narrower lot widths, the proposed lots will still meet the minimum lot size of 12,000 square feet required by the R-1/12,000 zoning district. The preservation of 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 located on 2700 South are within walking distance (less than 100 feet) providing access to public transit. The lot characteristics of this neighborhood present a good opportunity for infill housing due to the overside nature of the lots. Most lots in this neighborhood already exceed the maximum lot size of the R-1/12,000 zoning district and could support infill development of this nature. 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 *Sugar House Master Plan* for the area. Additionally, the proposal complies with the subdivision standards to divide the property into three 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**

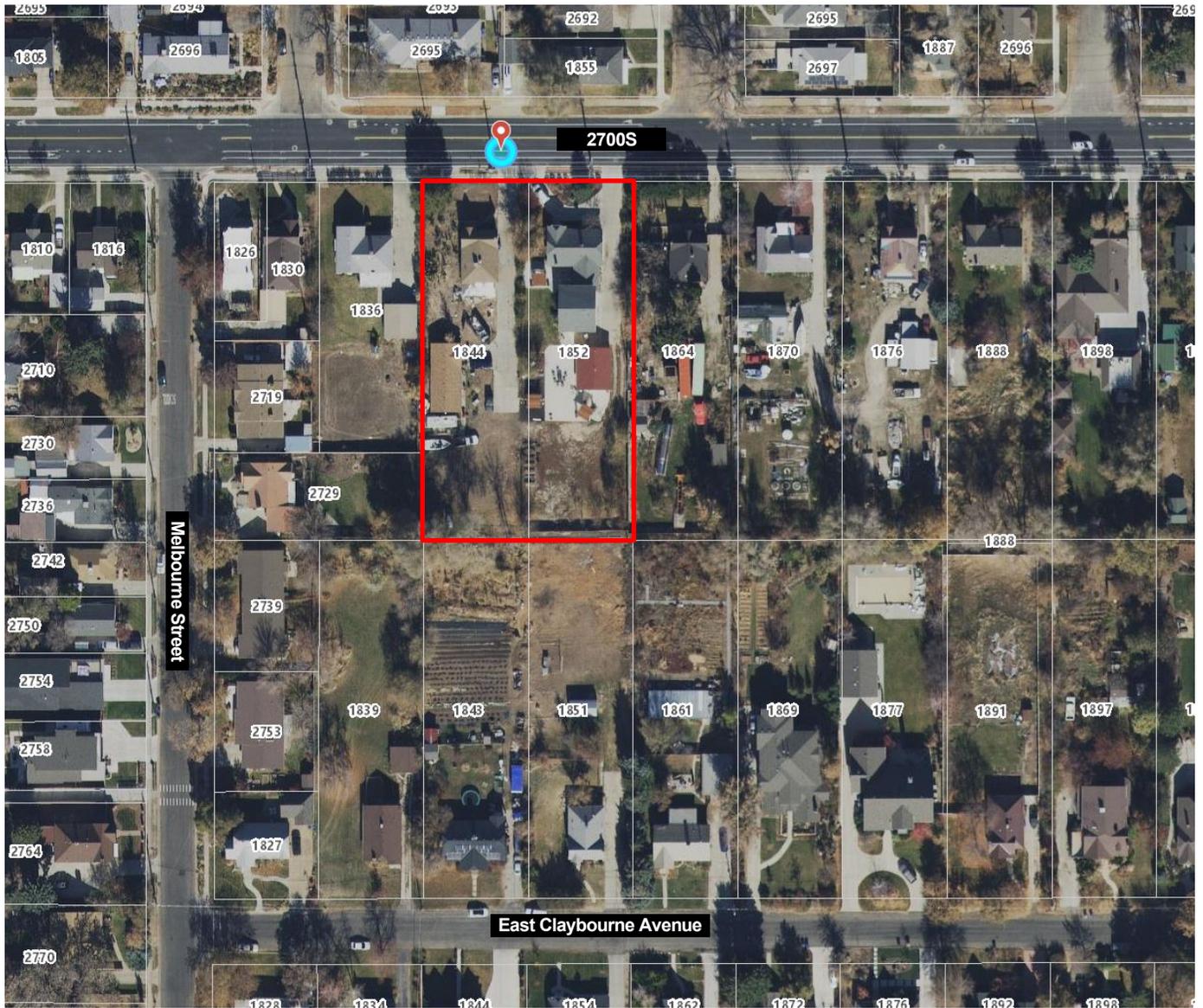
If the proposal is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit building permit plans for the development of Lot 3, which will be required to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met. 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 80 feet per lot.

# ATTACHMENT A: VICINITY MAP



 Subject Properties

## **ATTACHMENT B: SITE & VICINITY PHOTOS**

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*Property at 1852 E 2700 S*



*Property at 1844 E 2700 S*



*Neighboring property to the west*



*Neighboring property to the east*



*View of 2700 South looking east*



*View of 2700 South looking west*



*View of existing driveway looking towards the rear of the property*



*View of existing driveway looking towards 2700 South*



*View of the proposed location for Lot 3*



*View of the proposed location for Lot 3*

**ATTACHMENT C: APPLICANT SUBMITTAL**

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# Preliminary Subdivision Plat

SALT LAKE CITY PLANNING

**New Lots**

**Amendment**

### OFFICE USE ONLY

Project #: <b>PLNPCM2020-00826</b>	Received By:	Date Received:	Zoning:
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Proposed Subdivision Name:  
Harvath Planned Development

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s):  
1844 East and 1852 East, 2700 South, Salt Lake City, UT 84106

Name of Applicant: <b>David Harvath and Barbara Harvath</b>	Phone: [REDACTED]
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Address of Applicant:  
1852 East 2700 South, Salt Lake City, UT 84106

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
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Applicant's Interest in Subject Property:

Owner     Engineer     Architect     Other:

Name of Property Owner (if different from applicant):  
same

E-mail of Property Owner: same	Phone: [REDACTED]
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**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Online Public Portal](#). There is a [standard user guide](#) to learn how to submit online.

### REQUIRED FEE

Filing fee of **\$397** plus **\$121** for each lot proposed on the preliminary plat. Plus, additional fee for required public notices will be assessed after the application is submitted.

### SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 02/13/2021
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## SUBMITTAL REQUIREMENTS

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Staff Review

**Please include with the application** *(please attach electronically additional sheet/s if necessary)*

**Project Description**  
A written description of what is being proposed.

**Legal Description**  
A digital file of the legal description of the current boundaries of the subject property; and, for proposed subdivision of 10 lots or less, the legal descriptions of each of the proposed lots. (See Section 20.20 for preliminary plats and Section 20.28 for amendments).

**Preliminary Plat Drawing**  
A digital (PDF) copy of the preliminary plat drawing

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## APPEAL PROCESS

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- ➔ Any person adversely and materially affected by any final decision made by the planning director or designee may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the city's internet site.
- ➔ Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the Appeals Hearing Officer within ten (10) days after the decision is rendered.

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## AVAILABLE CONSULTATION

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- ➔ Planners are available for consultation prior to submitting this application. Please email [planning@slc.gov](mailto:planning@slc.gov) if you have any questions regarding the requirements of this application.

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## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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yes I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

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**THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE PRELIMINARY PLAT OR IN AN ACCOMPANYING DATA STATEMENT:**

1. Any subdivision that includes recordation of a final plat shall be given a name. Such subdivision names shall not duplicate or nearly duplicate the name of any subdivision in the city or county;
2. The name and address of the record owner or owners;
3. The name and address of the subdivider; if different from the recorded owner, there shall be a statement from the recorded owner authorizing the subdivider to act;
4. The name, address and phone number of the person, firm or organization preparing the preliminary plat, and a statement indicating the recorded owner's permission to file the plat;
5. The date, north direction, written and graphic scales;
6. A sufficient description to define the location and boundaries of the proposed subdivision;
7. Vicinity map showing general location of the project at a scale of 1" = 1,000' or similar.
8. The locations, names and existing widths and grades of adjacent streets;
9. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land;
10. The contours, at one foot (1') intervals, for predominant ground slopes within the subdivision between level and five percent (5%), and five foot (5') contours for predominant ground slopes within the subdivisions over five percent (5%). Such contours shall be based on the Salt Lake City datum. The closest city bench mark shall be used, and its elevation called out on the map. Bench mark information shall be obtained from the city engineer;
11. A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;
12. The approximate location of all isolated trees with a trunk diameter of four inches (4") or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
13. The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;
14. The existing use or uses of the property, and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines, drawn to scale;
15. A statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future;
16. Any proposed public areas;
17. Any proposed lands to be retained in private ownership for community use. When a subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the name and articles of incorporation of the owner or organization empowered to own, maintain and pay taxes on such lands;
18. The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;
19. The approximate radius of each curve;
20. The approximate layout and dimensions of each lot;
21. The area of each lot to the nearest one hundred (100) square feet;
22. A statement of the water source;
23. A statement of provisions for sewerage and sewage disposal;
24. Preliminary indication of needed major storm drain facilities;
25. The locations, names, widths, approximate grades and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements, including proposed locations of all underground utilities;
26. Any existing or proposed dedications, easements and deed restrictions;
27. A preliminary landscaping plan, including, where appropriate, measures for irrigation and maintenance;
28. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate;
29. If it is contemplated that the development will proceed by units, the boundaries of such units shall be shown on the preliminary plat;
30. If required by the planning director, a preliminary soil report prepared by a civil engineer specializing in soil mechanics and registered by the state of Utah, based upon adequate test borings or excavations. If the preliminary soil report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, a soil investigation of each lot in the subdivision may be required. The soil investigation shall recommend corrective action intended to prevent structural damage.

## **PROJECT DESCRIPTION**

Applicants are seeking approval of a three-lot residential planned development project utilizing the land in their two large lots (the Harvath PD). The two existing lots are 1844 and 1852 East 2700 South in Salt Lake City. They currently have two homes facing 2700 South Street. The two existing houses were constructed in the 1930's and each has a detached accessory structure as was common in that era. All the existing structures will remain in their current configuration. Due to the large square footage of the existing lots, the Applicants seek to create three lots instead of two, merely adding one lot to the rear of the existing house located at 1852 East. The PD would create three 12,000+ sq. ft. lots, all which meet the R-1-12000 zone size requirements. All will have on-site covered parking and attached or detached garages. All will share a joint utility and access easement for optimal utilization of public and private infrastructure, with a recorded, perpetual easement memorializing the rights and responsibilities of the owners.

## **PLANNED DEVELOPMENT INFORMATION**

### **PURPOSE AND OBJECTIVES OF THIS RESIDENTIAL PLANNED DEVELOPMENT (SLC Zoning Ord. 21A.55.010 and 21A.55.050)**

The applicants intend to create a family house on the additional lot that enables a homeowner to remain in her neighborhood and to age in place with a house that acknowledges her advancing disability.

The Harvath PD creates a house that advances the goals of the citywide vision for increased housing availability on underutilized land and is compatible infill with the surrounding housing types and neighborhood. The proposal supports no measurable density increase because all lots are 12,000+ sq. ft., fitting the current zoning designation of R-1-12000.

Below is a picture of the site plan (and it is attached in full detail). It shows that the existing houses and detached accessory buildings will remain on Lots 1 and 2. It shows the new Lot 3. All lots will have access to 2700 South. The stem access for Lot 3 will be owned by Lot 3. In the same stem access area, the owners of Lots 1 and 2 will have a joint utility and access easement. This will allow all owners to use the stem as a utility corridor and shared access as needed. The stem access,

## CONCLUSION

- The Harvath PD advances the goals of the citywide vision for increased housing availability on underutilized land.
- It is compatible infill with the surrounding housing types and neighborhood.
- There is no measurable density increase because all lots are 12,000+ sq. ft.
- Approval of the Harvath PD will achieve the City's planned development objectives, justifying the modifications to the zoning regulations, resulting in a more enhanced use of the land than would be achievable through strict application of the land use regulations.

**EXISTING LOT 3**

(PARCEL ID 16214800040000, WARRANTY DEED 12889926)

LOT 3, HIGHLAND ACRES, ACCORDING TO THE OFFICIAL LAT THEREOF IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, STATE OF UTAH.

**EXISTING LOT 4**

(PARCEL ID 16214800050000, WARRANTY DEED 12889930)

LOT 4, HIGHLAND ACRES, ACCORDING TO THE OFFICIAL LAT THEREOF IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, STATE OF UTAH.

**PROPOSED LOTS 1, 2 & 3**

ALL OF LOT 3 AND LOT 4, HIGHLAND ACRES SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 2700 SOUTH STREET, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 4, SAID CORNER IS SOUTH 89°53'12" WEST 52.27 FEET ALONG THE MONUMENT LINE AND SOUTH 00°06'48" EAST 30.46 FEET FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 2700 SOUTH STREET AND WELLINGTON STREET, AND RUNNING THENCE SOUTH 00°09'51" EAST 273.01 FEET (SOUTH 272.85 FEET BY RECORD); THENCE SOUTH 89°53'24" WEST (WEST BY RECORD) 160.00 FEET; THENCE NORTH 00°09'51" WEST 273.01 FEET (NORTH 272.85 FEET BY RECORD) TO SAID SOUTHERLY LINE; THENCE NORTH 89°53'24" EAST (EAST BY RECORD) 160.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

(NOTE: BASIS OF BEARING IS SOUTH 89°53'12" WEST 1,072.04 FEET BETWEEN FOUND BRASS CAP MONUMENTS IN 2700 SOUTH STREET AT THE INTERSECTIONS OF 2000 EAST STREEET AND WELLINGTON STREET)

CONTAINING 1.003 ACRES.

**SHARED ACCESS EASEMENT**

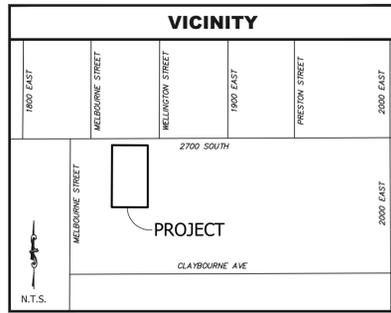
A CROSS ACCESS EASEMENT SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 2700 SOUTH STREET, SAID POINT IS SOUTH 89°53'12" WEST 52.27 FEET ALONG THE MONUMENT LINE AND SOUTH 00°06'48" EAST 30.46 FEET TO THE SOUTHERLY LINE OF SAID STREET AND SOUTH 89°53'24" WEST 68.70 FEET ALONG SAID SOUTHERLY LINE FROM A BRASS CAP MONUMENT AT THE

INTERSECTION OF 2700 SOUTH STREET AND WELLINGTON STREET, AND RUNNING THENCE SOUTH  $00^{\circ} 09' 51''$  EAST 179.05 FEET; THENCE SOUTH  $89^{\circ} 53' 24''$  WEST 24.00 FEET; THENCE NORTH  $00^{\circ} 09' 51''$  WEST 179.05 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE NORTH  $89^{\circ}53'24''$  EAST 24.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

(NOTE: BASIS OF BEARING IS SOUTH  $89^{\circ}53'12''$  WEST 1,072.04 FEET BETWEEN FOUND BRASS CAP MONUMENTS IN 2700 SOUTH STREET AT THE INTERSECTIONS OF 2000 EAST STREET AND WELLINGTON STREET)

CONTAINING 0.099 ACRES.



**HARVATH SUBDIVISION**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,  
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH  
 PRELIMINARY PLAT, JANUARY 2021

WELLINGTON STREET  
 98.5' NORTH & 76.5' EAST OF P.O.B.

**2700 SOUTH STREET**

**LAND BOUNDARY DESCRIPTION**

ALL OF LOT 3 AND LOT 4, HIGHLAND ACRES SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 2700 SOUTH STREET, SAID POINT BEING THE NORTHWEST CORNER OF LOT 5, SAID HIGHLAND ACRES SUBDIVISION, SAID CORNER IS SOUTH 89°53'12" WEST 52.27 FEET ALONG THE MONUMENT LINE AND SOUTH 00°06'48" EAST 30.46 FEET FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 2700 SOUTH STREET AND WELLINGTON STREET, AND RUNNING THENCE SOUTH 00°09'51" EAST 273.01 FEET (SOUTH 272.85 FEET BY RECORD) ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°53'24" WEST (WEST BY RECORD) 160.00 FEET ALONG THE NORTHERLY LINES OF LOT 30 AND LOT 31 TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE NORTH 00°09'51" WEST 273.01 FEET (NORTH 272.85 FEET BY RECORD) ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHERLY LINE OF SAID 2700 SOUTH STREET; THENCE NORTH 89°53'24" EAST (EAST BY RECORD) 160.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

(NOTE: BASIS OF BEARING IS SOUTH 89°53'12" WEST 1,019.77 FEET BETWEEN FOUND BRASS CAP MONUMENTS IN 2700 SOUTH STREET AT THE INTERSECTIONS OF 2000 EAST STREET AND WELLINGTON STREET)

CONTAINING 1.003 ACRES.

**SHARED ACCESS EASEMENT**

A CROSS ACCESS EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 2700 SOUTH STREET, SAID POINT IS SOUTH 89°53'12" WEST 52.27 FEET ALONG THE MONUMENT LINE AND SOUTH 00°06'48" EAST 30.46 FEET TO THE SOUTHERLY LINE OF SAID STREET AND SOUTH 89°53'24" WEST 68.70 FEET ALONG SAID SOUTHERLY LINE FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 2700 SOUTH STREET AND WELLINGTON STREET, AND RUNNING THENCE SOUTH 00°09'51" EAST 179.05 FEET; THENCE SOUTH 89°53'24" WEST 24.00 FEET; THENCE NORTH 00°09'51" WEST 179.05 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE NORTH 89°53'24" EAST 24.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

(NOTE: BASIS OF BEARING IS SOUTH 89°53'12" WEST 1,019.77 FEET BETWEEN FOUND BRASS CAP MONUMENTS IN 2700 SOUTH STREET AT THE INTERSECTIONS OF 2000 EAST STREET AND WELLINGTON STREET)

CONTAINING 0.099 ACRES.

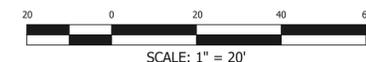
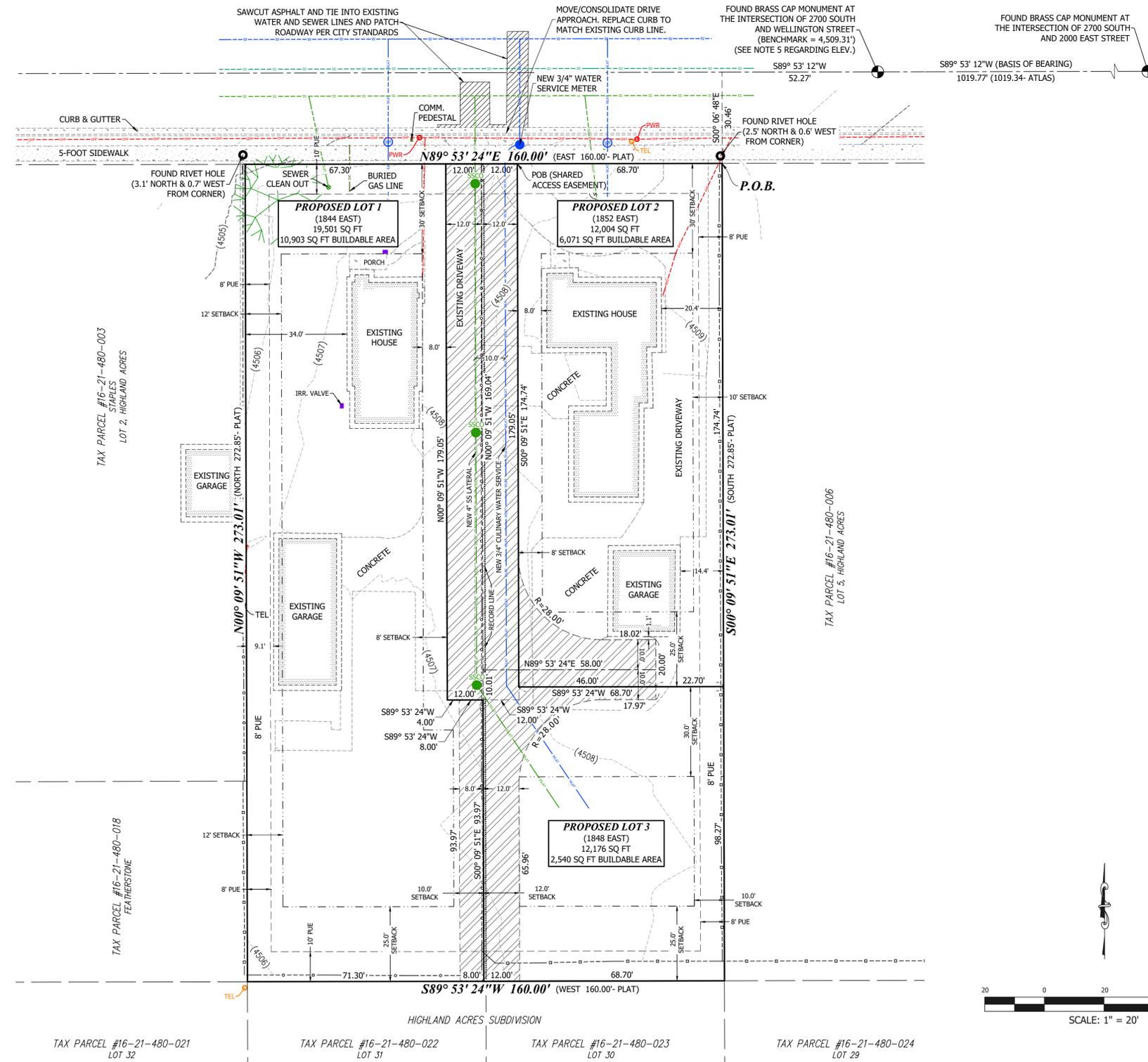
**NOTES**

1. EXISTING ZONING OF THE SUBJECT PARCEL IS R-1-1200, SINGLE FAMILY RESIDENTIAL, AS PER CURRENT SALT LAKE CITY ZONING MAPS.
2. SITE GRADING WILL BE PERFORMED SO AS TO DETAIN STORM WATER ON EACH INDIVIDUAL LOT AND MINIMIZE ANY POTENTIAL DRAINAGE ONTO NEIGHBORING PARCELS. NO NEED FOR ADDITIONAL STORM DRAIN FACILITIES IS ANTICIPATED.
3. ACCESS TO THE PARCEL SHALL BE SHARED FROM THE EXISTING COMMON ENTRANCE ALONG THE SHARED ACCESS EASEMENT.
4. NO NEW PUBLIC RIGHTS OF WAY ARE BEING CREATED.
5. ELEVATIONS ARE BASED ON THE NAVD88 DATUM, UTILIZING GEOID18.

**LEGEND**

PROPERTY LINE	—
INTERIOR LOT LINE	—
ADJACENT PROPERTY	—
MONUMENT LINE	—
TIE TO MONUMENT	—
EASEMENT LINE	—
CONCRETE	—
FENCE, CHAIN LINK	—
FENCE, WOOD	—
OVERHEAD POWER LINE	—
BUILDING SETBACK	—
EXISTING CULINARY WATER LINE	—
EXISTING SANITARY SEWER LINE	—
EXISTING STORM DRAIN LINE	—
EXISTING CULINARY WATER LATERAL (TO REMAIN)	—
EXISTING SANITARY SEWER LATERAL (TO REMAIN)	—
NEW CULINARY WATER LATERAL	—
NEW SANITARY SEWER LATERAL	—
NEW SANITARY SEWER CLEANOUT	●
EXISTING WATER METER (TO REMAIN)	●
FIRE ACCESS, UTILITY AND CROSS-ACCESS EASEMENT	▨
RECORD CALLS ( )	( )
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

**DEVELOPER:**  
 DAVE & BARBARA HARVATH  
 1852 EAST 2700 SOUTH  
 SALT LAKE CITY, UT 84106  
 801-787-4162



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

**BARBARA & DAVE HARVATH**  
 1844 EAST 2700 SOUTH  
 LOT #4, HIGHLAND ACRES SUBDIVISION  
 LOCATED IN THE SE 1/4 OF SECTION 21, T.1S., R.1E., S.L.B.&M.  
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

DRAWN: ALI 01/20/2021  
 APPROVED: JRC 02/03/2021  
 PROJECT: 1805001  
 BOUNDARY 1805001.dwg

**PRELIM**  
 PRELIMINARY PLAT

## **Application for Planned Development**

Zoning District: R-1/12,000

Applicant: David Harvath and Barbara Harvath

File Number: PLNPCM 2020-00826

Project Address: 1844 E and 1852 E, 2700 South Salt Lake City, UT 84106

Application Deadline: 2/09/2021

Review Date:

Reviewed By:

### **TABLE OF CONTENTS**

1. Project Description
2. Planned Development Information and Details
  - a. Purpose and Objectives of this Residential Planned Development (SLC Zoning Ord. 21A.55.010)
  - b. Master Plan Compatibility
  - c. Review Standards (SLC Zoning Ord. 21A.55.050)
  - d. Long Term Maintenance of Private Infrastructure (SLC Zoning Ord. 21A.55.110)
3. Digital Plans (attached)
4. Site Plan/Preliminary Plat (attached)
5. Elevation Drawing and Details (The longstanding and existing structures on Lots 1 and 2 will remain. See Image 6 and as provided at the building permit stage for the proposed new Lot 3)
6. Deeds (attached)
7. Cross Access, Emergency Access and Utility Easement (attached)

**1.**  
**PROJECT DESCRIPTION**

Applicants are seeking approval of a three-lot residential planned development project utilizing the land in their two large lots (the Harvath PD). The two existing lots are 1844 and 1852 East 2700 South in Salt Lake City. They currently have two homes facing 2700 South Street. The two existing houses were constructed in the 1930's and each has a detached accessory structure as was common in that era. All the existing structures will remain in their current configuration. Due to the large square footage of the existing lots, the Applicants seek to create three lots instead of two, merely adding one lot to the rear of the existing house located at 1852 East. The PD would create three 12,000+ sq. ft. lots, all which meet the R-1-12000 zone size requirements. All will have on-site covered parking and attached or detached garages. All will share a joint utility and access easement for optimal utilization of public and private infrastructure, with a recorded, perpetual easement memorializing the rights and responsibilities of the owners.

**2.**  
**PLANNED DEVELOPMENT INFORMATION AND DETAILS**

**A. PURPOSE AND OBJECTIVES OF THIS RESIDENTIAL PLANNED DEVELOPMENT (SLC Zoning Ord. 21A.55.010 and 21A.55.050)**

The applicants intend to create a family house on the additional lot that enables a homeowner to remain in her neighborhood and to age in place with a house that acknowledges her advancing disability.

The Harvath PD creates a house that advances the goals of the citywide vision for increased housing availability on underutilized land and is compatible infill with the surrounding housing types and neighborhood. The proposal supports no measurable density increase because all lots are 12,000+ sq. ft., fitting the current zoning designation of R-1-12000.

Below is a picture of the site plan (and it is attached in full detail). It shows that the existing houses and detached accessory buildings will remain on Lots 1 and 2. It shows the new Lot 3. All lots will have access to 2700 South. The stem access for Lot 3 will be owned by Lot 3. In the same stem access area, the owners of Lots



- All zone-required setbacks remain and are met on new Lot 3
- All buildable areas for each lot remain or are met as shown
- Density remains consistent with the zone
- Lot sizes meet or exceed the zone
- The proposed house on Lot 3 is designed for solar panels on the south facing shed roof, as set forth below
- The project implements portions of adopted master plans for Salt Lake City and the vicinity, as set forth below

**B. MASTER PLAN COMPATIBILITY:**

**THE PD ENHANCES THE GOALS OF:**

**“GROWING SLC: A FIVE YEAR HOUSING PLAN 2018-2022”**

- This PD promotes allowing residents to stay in their existing neighborhood even if they are advancing to a later stage of life, by allowing diversity of housing types in a neighborhood where compatible (pp. 36-37).
- The goal on this one additional lot is to construct a residence for the existing homeowner who currently lives on Lot 2 to move to the new Lot 3. Her current residence on Lot 2 has three levels. The new Lot 3 house will primarily be on one level. This will address mobility issues as she ages in place, allowing her to stay in her community even as a senior.
- This PD reduces the local barriers to housing development identified in the Growing SLC Plan, because the neighborhood is zoned for single-family development, but the lots are very large, and could provide more housing if greater zoning flexibility is implemented (p. 11).
- It implements “innovative construction, increasing homeownership opportunities,” by adding an additional lot to underutilized land.
- In a small way, this type of development, if multiplied, could assist to stave off the future systemic housing crisis that has driven up housing prices faster than the wages of Utahans (p. 10).
- Applicants have requested that the City use this PD to achieve the goals of Growing SLC by reviewing and modifying land use and zoning regulations to reflect the affordability needs of the city and remove

impediments in city processes to encourage housing development (p. 13).

- SLC supports “form-based zoning ... that can support new housing growth ... [while] allowing the private market to decide the best use of that space.” This can be done “while ensuring that neighborhood character is enhanced and preserved” (pp. 18-19). This directive includes increasing the opportunity to develop in-fill areas, including cottages and bungalows. The PD Applicants are requesting a small increase in the number of houses by the use of the back of lots for one more single family house, a reasonable in-fill development that maintains the character of the existing residential neighborhood.
- There is already infrastructure built out.
- There is ample parking provided on each proposed lot.

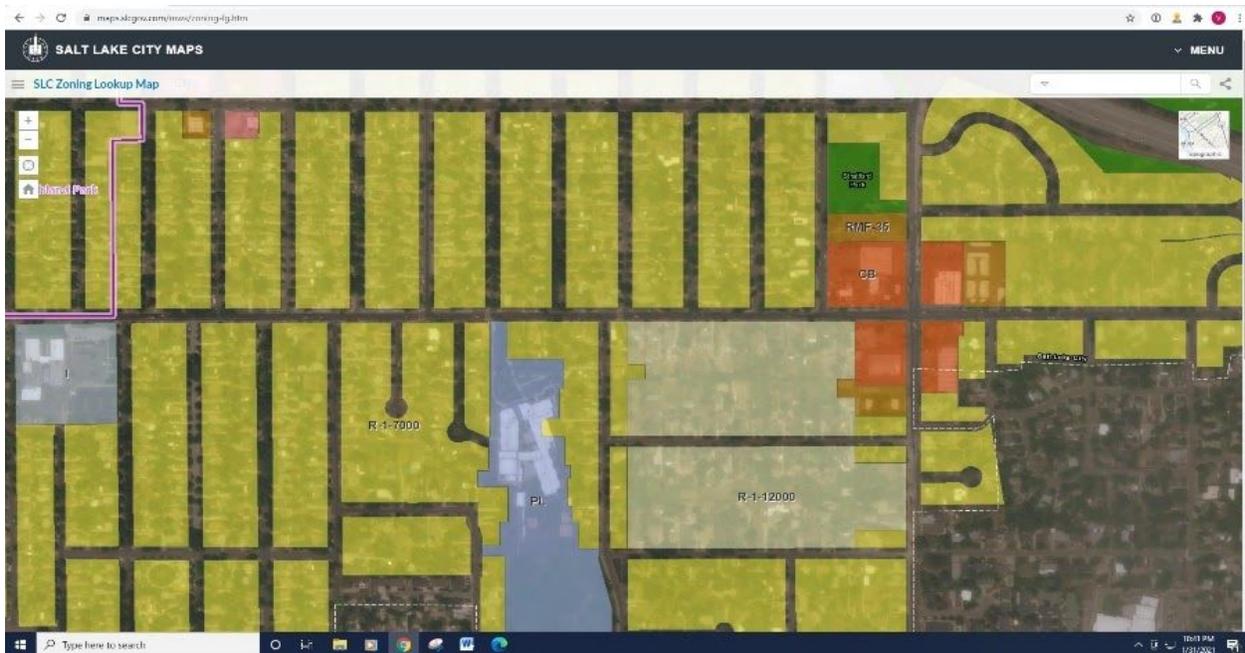
**THE PD ENHANCES THE GOALS OF:  
“PLAN SALT LAKE” (12/01/2015)**

- “Promote infill and redevelopment of underutilized land.” (p. 19)
- “Enable moderate density increases within existing neighborhoods where appropriate.” (p. 21)

There is further evidence that the Harvath PD meets the purposes and objectives of planned developments, and is supported by the goals of the master plans at issue. The following graphics and narratives comprise that evidence.

Image 2, below, shows that the R-1-12000 area in light yellow (the current zoning in the Harvath PD area), is a relatively small area of blocks surrounded by many neighborhoods with smaller lots in R-1-7000 areas in dark yellow.

**Image 2** - ZONING MAP SURROUNDING THE HARVATH PD  
VIEW OF A LIMITED R-1-12000 AREA IN RELATION TO THE MAJORITY R-1-7000  
AREAS



The result is that these large deep lots facing 2700 South are underutilized. The land could be better configured using the PD process for compatible single family housing as is requested by Applicants.

Owners on the South side of 2700 South in this R-1-12000 zoning area are struggling with any beneficial use of the back portion of their lots. The back portion of the lots is being utilized to store cars and junk. Increasing Single Family housing would be a great improvement, and enhance the neighborhood feel -- housing complements the master plans, but the storage of junk does not.

**Image 3 - PINPOINT ZONING MAP OF HARVATH PD LOTS (XX)  
VIEW OF UNDER-UTILIZED BACKYARDS IN R-1-12000 LOTS FRONTING 2700 SOUTH**



Directly below is a picture of the East neighbor's backyard. This highlights the current uses of the back of these very deep lots. Notice the numerous cargo containers in the center of the picture, and the silver tanker trailer as seen at the very rear of the lot on the far right.

**Image 4 - PICTURE OF THE USES AND CONSEQUENCES OF UNDER UTILIZED BACKYARDS IN THE R-1-12000 LOTS FRONTING 2700 SOUTH**



Paying close attention to the zoning map picture, Image 3 above, you can tell that the uses graphically depicted in the picture of the East neighbor's lot, Image 4 above, are not unique. The back portion of the deep lots is underutilized for the lots on 2700 South.

No one on 2700 South in this R-1-12000 zone is tearing down the old house to build a mansion-style home fronting a busy street, like has happened on other lots. The Harvath PD property fronts a very busy public street, 2700 South, but the Harvath property is distinguishable from the lots to the South, also zoned R-1-12000 (and depicted in Image 2, above). Some of the homeowners to the South have utilized the back of their very deep lots by tearing down the original small home on the lot, and building a larger home (many arguably over-massed for the neighborhood). However, their houses front on a very calm, residential street, Clayborne Avenue, something that is not an option for the Harvaths or others like them on 2700 South. Approving the Harvath PD would beneficially utilize the back of very deep lots for housing, an improvement to their current uses.

The requested in-fill on the Harvath PD lots also is very compatible with the R-1-7000 neighborhood to the North across the street on 2700 South. Although these lots are zoned R-1-7000, many have long-established duplexes on them.

**Image 5 - MANY OF THE ADJACENT R-1-7000 LOTS (FACING THE EXISTING HARVATH HOMES ON 2700 SOUTH) ARE ACTUALLY DUPLEXES (SEE MAP BELOW SHOWING DUPLEX AREA IN BLUE)**



Adding tasteful single family in-fill will enhance the neighborhood without adding any visual density to the existing homes and duplexes. The proposed house on the additional PD lot will be only two-story and compatible with many of the surrounding single family homes.

**C. REVIEW STANDARDS (SLC Zoning Ord. 21A.55.050)**

The proposed single family home on PD Lot 3 is appropriate in scale, mass and intensity with the neighborhood. The house orientation will face the North like the other homes, and have primary views to the North and East, including mountain views. The attached garage will face the access and utility staff, and will provide ample on-site, enclosed and covered parking. The single family home will fit inside the buildable area on Lot 3 as depicted in Image 1, above. Fencing to the North is proposed for separation between Lots 2 and 3. Fencing to the East and South already exists. Mature fruit trees to the East and South will remain to the extent possible as a buffer to surrounding homes. The remaining landscape will be waterwise.

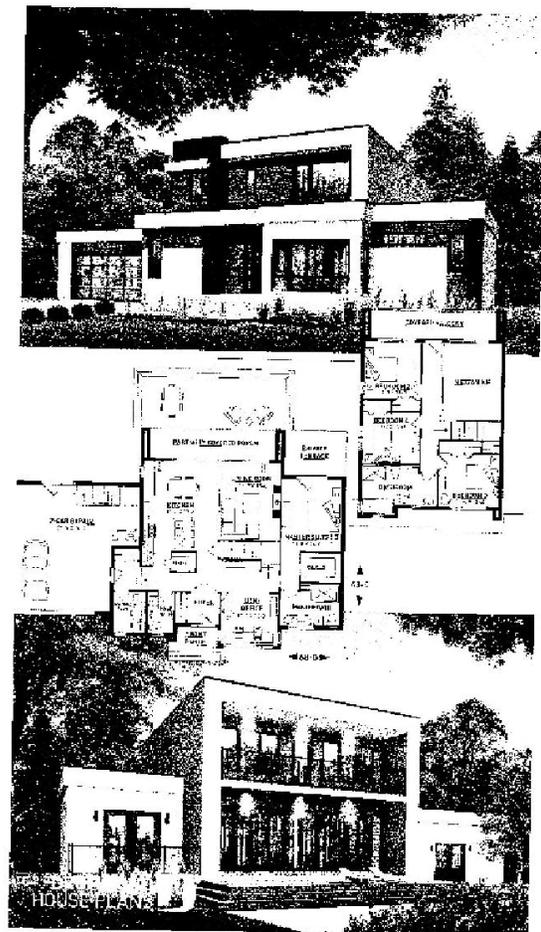
The primarily single story home will have a partial two story bump up to catch the views but keep the massing to scale. The first floor will have all essential housing needs, and be constructed at grade to enhance its accessibility for handicapped and wheelchair use.

In addition to the detail that will be provided at the building permit stage, the single family home on Lot 2 will be constructed of stucco, fiber cement siding, and glass, with brick or stone accents. The shed roof will be oriented so solar panels can be installed on the south facing surface.

All access and amenities for the single family home on additional Lot 3 will be on the lot. Utility maintenance will also be on Lot 3 down the staff that will provide a shared utility corridor for all lots.

**Image 6 - THUMBNAIL OF PROPOSED ADDITIONAL SINGLE FAMILY HOME ON THE NEW PD LOT**

- Upscale Single Family home
- PD adds only one house
- On a 12,000+ sq. ft. lot
- With an attached 2-3 car garage
- Handicapped friendly ground level
- Only a partial second story
- Direct access to 2700 South
- Improves use of the land
- Harmonious infill housing



**D. LONG TERM MAINTENANCE OF PRIVATE INFRASTRUCTURE (SLC Zoning Ord. 21A.55.110)**

Deeds: As shown in Image 1, and attached, three lots will be created out of the landmass of the two existing lots, and all current owners will sign deeds creating and conveying the lots to each appropriate owner.

Easements: As shown in Image 1, and attached, the private infrastructure for all lots in the PD will have two ownership structures. First, each lot owner will own and maintain infrastructure that is entirely on their own lot. Additionally, there are easement areas that provide a corridor for shared utilities and infrastructure (including emergency access). The easement areas are depicted in the site plan. Additionally, the rights and responsibilities of all lot owners are memorialized in a formal easement document to be executed and recorded with the other documents to implement the Harvath PD.

Emergency and Fire Access: The same shared access areas that are the subject of an easement will provide emergency and fire access.

**CONCLUSION**

- The Harvath PD advances the goals of the citywide vision for increased housing availability on underutilized land.
- It is compatible infill with the surrounding housing types and neighborhood.
- There is no measurable density increase because all lots are 12,000+ sq. ft.
- Approval of the Harvath PD will achieve the City's planned development objectives, justifying the modifications to the zoning regulations, resulting in a more enhanced use of the land than would be achievable through strict application of the land use regulations.

**ATTACHMENTS FOLLOW (Nos. 3-7)**

## **ATTACHMENT D: EXISTING CONDITIONS**

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### **Zoning and Uses in the Immediate Vicinity of the Property**

**East:** (R-1/12,000), Single-Family dwellings

**West:** (R-1/12,000 and R-1/7,000), Single-Family dwellings

**North:** (R-1/7,000), Single-Family dwellings and legal-conforming duplexes

**South:** (R-1/12,000), Single-Family dwellings

# ATTACHMENT E: R-1/12,000 ZONE STANDARDS SUMMARY

## 21A.24.050: R-1/12,000 Single-Family Residential:

A. Purpose Statement: The purpose of the R-1/12,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots twelve thousand (12,000) square feet in size or larger. 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
<b>Minimum lot area:</b> 12,000 sq. ft.	Lot 1: 19,501 sf* Lot 2: 12,004 sf Lot 3: 12,176 sf  <i>*Lot 1 exceeds the 18,000 sf maximum lot size allowed in the R-1/12,000 zone.</i>	Complies
<b>Minimum lot width:</b> 80 ft.	Lot 1: 67.3 feet Lot 2: 68.7 feet Lot 3: 24 feet	Does not comply. Applicants are seeking a Planned Development for modified lot width.
<b>Maximum Height:</b> Varies depending on roof type:  Pitched – 28 feet measured to ridge of the roof;  or  Flat – 20 feet	The future single-family home on Lot 3 must comply with requirements of the R-1/12,000 zoning district at time of building permit issuance.	Lot 1: Complies  Lot 2: Complies  Lot 3: Will comply with the R- 1/12,000 building height standards upon building permit approval. No height modifications were requested.
<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 3 must comply with requirements of the R-1/12,000 zoning district at time of building permit issuance.	Lot 1: Complies  Lot 2: Complies  Lot 3: Will comply with the R- 1/12,000 building height standards upon building permit approval. No height modifications were requested.
<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	No modifications to the front yard setbacks will occur on Lots 1 and 2.  The preliminary plat defines a buildable area for Lot 3. Lot 3 will have a front yard	Lot 1: Complies  Lot 2: Complies  Lot 3: Complies

<p>there are no existing buildings within the block face, the minimum depth shall be twenty feet (20').</p>	<p>setback of 30 feet from the main body of the lot.</p>	
<p><b>Minimum Interior Side Yard Requirement:</b> 8 feet on one side and 10 feet on the other</p>	<p>Lot 1: The proposed interior side yard setbacks for the existing single- family home are 8 feet on one side (east) and approximately 34 on the other (west).</p> <p>Lot 2: The proposed interior side yard setbacks for the existing single- family home are 20.4 feet on one side (east) and approximately 8 on the other (west).</p> <p>Lot 3: The preliminary plat defines a buildable area for Lot 3. Lot 3 will have side yard setbacks of 12 feet (east) and 10 feet (west) from the main body of the lot.</p>	<p>Lot 1: Complies</p> <p>Lot 2: Complies</p> <p>Lot 3: Complies</p>
<p><b>Rear Yard:</b> 25 ft.</p>	<p>Lot 1: 186 ft</p> <p>Lot 2: 63 ft</p> <p>Lot 3: The preliminary plat defines a buildable area for Lot 3. Lot 3 will have a rear yard setback of 25 ft</p>	<p>Lot 1: Complies</p> <p>Lot 2: Complies</p> <p>Lot 3: Complies</p>
<p><b>Accessory Buildings and Structures In Yards:</b> Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.</p>	<p>No new accessory structures are proposed as part of the Planned Development. The existing detached garages on Lots 1 and 2 comply with the standards found in 21A.36.020.</p>	<p>Complies</p>

# ATTACHMENT F: ANALYSIS OF PLANNED DEVELOPMENT STANDARDS

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

Standard	Findings	Rationale
<p><b>A. Planned Development</b>  <b>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>Complies</p>	<p>The applicant has provided a project narrative stating that their proposal meets objective 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:</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>The applicant’s project narrative states that the proposal supports guiding principles in Plan Salt Lake and GrowingSLC related to aging in place, redevelopment of underutilized land, appropriate 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.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> <p>Staff Review: The proposal respects the scale and development pattern of the low-density residential neighborhood. The proposal adds additional housing through infill development as supported in the Sugar House Master Plan.</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</p>

		stock, which are both Plan Salt Lake initiatives and goals of the Sugar House Master Plan.
<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.	Complies	As discussed in Issue 1, staff finds that the proposal is consistent with adopted policies in <i>Plan Salt Lake, GrowingSLC</i> and the <i>Sugar House Master Plan</i> as discussed earlier in this report as Issue 3. Guiding principles for appropriate infill development and increasing housing options found within these plans support this type of proposal.
<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: <ol style="list-style-type: none"> <li>1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design;</li> <li>2. 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;</li> <li>3. Whether building setbacks along the perimeter of the development: <ol style="list-style-type: none"> <li>a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.</li> <li>b. Provide sufficient space for private amenities.</li> <li>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</li> <li>d. Provide adequate sight lines to street, driveways and sidewalks.</li> </ol> </li> </ol>	Complies	<p>The proposal is generally compatible with the scale and density of the surrounding area. The acreage of the proposed lots are compatible with the block face and overall neighborhood.</p> <ol style="list-style-type: none"> <li>1. 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. Lots 1 &amp; 2 will retain the single-family homes and the future single-family home on Lot 3 will meet the established lot and bulk standards of the R-1/12,000 zone. The future home on Lot 3 is proposed to keep in character and design of other single-family homes found in the area. The Sugar House Master Plan future land use map designates the property and surrounding neighborhood as very low density residential with lots ranging between 7,000 to 12,000 square feet (0-5 dwelling units/acre). The proposal would maintain lot sizes that exceed 12,000 square feet as required by the R-1/12,000 zoning district. 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.</li> <li>2. The existing homes on Lots 1 &amp; 2 will remain. The proposed home on Lot 3 will be oriented towards 2700 South. The applicant has proposed the intention of designing the home to fit the character of the neighborhood and incorporate finishes such as stucco, fiber cement siding, and glass, with brick or stone accents.</li> <li>3. The proposed plat map has a defined buildable area for Lot 3. This buildable area maintains or exceeds all required setbacks found in the R-/12,000 zoning district. This defined buildable area was intended to provide privacy and maintain open space where possible.</li> </ol>

<ul style="list-style-type: none"> <li>e. Provide sufficient space for maintenance.</li> <li>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</li> <li>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</li> <li>6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and</li> <li>7. Whether parking areas are appropriately buffered from adjacent uses.</li> </ul>		<ul style="list-style-type: none"> <li>4. Condition #1 of this report requires that the proposed home on Lot 3 have quality primary exterior building materials such as brick and stone and accent materials such as Hardie board siding and stucco. Condition #2 of this report states that the proposed home on Lot 3 shall be subject to the requirements of 21A.24.010.I Front Façade Controls.</li> <li>5. All lighting will be required to meet any applicable zoning requirement for site lighting.</li> <li>6. This proposal does not incorporate dumpster, loading docks or service areas.</li> <li>7. Required off-street parking for Lots 1 &amp; 2 will be provided by existing detached garages found on each property, respectively. The home on Lot 3 is proposed to have an attached garage that will provide required off-street parking for Lot 3. All parking will be accessed via a shared access easement that runs between Lots 1 &amp; 2 and is accessed from 2700 South.</li> </ul>
<p><b>D. Landscaping:</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:</p> <ul style="list-style-type: none"> <li>1. Whether mature native trees located long the periphery of the property and along the street are preserved and maintained;</li> <li>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</li> <li>3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</li> <li>4. Whether proposed landscaping is appropriate for the scale of the development.</li> </ul>	Complies	<ul style="list-style-type: none"> <li>1. Mature fruit trees to the East and South will remain to the extent possible as a buffer to surrounding homes.</li> <li>2. There is little existing landscaping to the rear of the subject properties; however, the provided narrative states that waterwise landscaping will be provided.</li> <li>3. There is no additional landscaping as part of the proposal to add additional buffering to adjacent properties.</li> <li>4. Landscaping on Lot 1 &amp; 2 will mainly be unaltered and is appropriate for the scale of the development. Landscaping on Lot 3 will meet all applicable landscaping requirements found within the zoning ordinance and will be appropriate for the scale of the development.</li> </ul>
<p><b>E. Mobility:</b> The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p> <ul style="list-style-type: none"> <li>1. Whether drive access to local streets will negatively impact the</li> </ul>	Complies	<ul style="list-style-type: none"> <li>1. The drive entrance to 2700 South is existing and will not be altered. No additional drive entrances will be added as a part of this proposal. The existing driveway will be widened to the width of the existing drive entrance.</li> <li>2. The existing road width along 2700 South allows ample room for bicycle travel along both sides of 2700 South, which connects to the larger active and public transportation network. Bus</li> </ul>

<p>safety, purpose and character of the street;</p> <ol style="list-style-type: none"> <li>2. Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> <li>a. Safe and accommodating pedestrian environment and pedestrian oriented design;</li> <li>b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and</li> <li>c. Minimizing conflicts between different transportation modes;</li> </ol> </li> <li>3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</li> <li>4. Whether the proposed design provides adequate emergency vehicle access; and</li> <li>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</li> </ol>		<p>routes are available along 2700 South and can be accessed by bike or by foot.</p> <p>The existing sidewalk on either side of the tree-lined street provides walkability throughout the neighborhood and provides access to nearby commercial nodes.</p> <ol style="list-style-type: none"> <li>3. The layout of the proposal includes direct access to the public sidewalk to access nearby adjacent uses and amenities. The corner of 2700 South and 2000 East is zoned CB – Community Business District and houses a variety of small-scale neighborhood businesses such as restaurants and other amenities.</li> <li>4. Emergency vehicles will continue to use 2700 South for access. An emergency vehicle access and turnaround has been provided on the proposed preliminary plat.</li> <li>5. Loading access or service areas are not part of this proposal.</li> </ol>
<p><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.</p>	<p>Complies</p>	<p>The subject properties are not located in a historic district, but the proposal will retain the existing homes that were built in 1930s. Landscaping and mature trees will be preserved to the extent possible.</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>
<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.</p>	<p>Complies</p>	<p>The proposal will need to comply with all requirements from other divisions and departments.</p>

# ATTACHMENT G: ANALYSIS OF PRELIMINARY PLAT STANDARDS

## 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 widths are approved through the Planned Development</b>	The proposal does not comply with the lot width requirement of 80 feet per lot.  The applicant is requesting Planned Development approval for the modification.
<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, all applicable standards will need to be met.
<b>E.</b> Provisions for the construction of any required public improvements, per section 20.40.010, are included;	<b>Complies</b>	The proposal was reviewed by the Engineering Department. No public improvements were identified.
<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:

- Notice of the project and request for comments sent to the Chair of the Sugar House Community Council on March 2, 2021.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on March 2, 2021 providing notice about the project and information on how to give public input on the project.
- The Sugar House CC invited staff and the applicant to attend their March 15<sup>th</sup> meeting where the applicant discussed their proposal. Staff was on hand to discuss any planning related questions. The intent of the proposal was discussed.

### **Notice of the public hearing for the proposal included:**

- Public hearing notice mailed on May 27, 2021
- Public hearing notice sign posted on property: May 27, 2021
- Public notice posted on City and State websites and Planning Division list serve: May 27, 2021

### **Public Input:**

- At the time of this publication, staff has received two public comments. Both comments were in opposition of the proposal.
- At the time of this publication, staff has received comments provided by Judi Short, Vice Chair, Sugar House Community Council. Those comments are attached below.
- Any additional comments received after the publication of the staff report will be forwarded to the Planning Commission.

**From:** [REDACTED]  
**To:** [Earl, Christopher](#)  
**Subject:** (EXTERNAL) Proposed planned development at 1852 E. 2700 South  
**Date:** Wednesday, March 10, 2021 8:59:54 AM  
**Attachments:** [Attention Project Planner.docx](#)

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Hello Chris,

Thank you for talking with me the other day. I have attached my comments regarding the proposed planned development at 1852 E 2700 S. If you have any questions or need anything in addition, please let me know.

I appreciate your time.

Jennifer

April 16, 2021

Salt Lake City Planning Division  
451 S State Street, Room 406  
Salt Lake City, UT 84114-5480

ATTN: Mr. Chris Earl

RE: Case number PLNPCM2020-00826; PLN SUB 2021-00111

Dear Mr. Earl:

My name is Kevin Donahue, and I am the property owner of 1864 E 2700 S (the property immediately East and contiguous with the proposed subdivision request). Although the entire area would be significantly affected to its detriment by this proposal, as an individual, my property would be most significantly affected, with a 272 foot shared property boundary. This request violates the requirements of an R-1/12,000 zoning district thrice and is fully incongruent with the adopted policies and regulations of "The Standard." I write this letter in full and absolute protest of David and Barbara Harvath's request.

Over the 30 years I have lived here, I have paid over \$49,000 in property taxes. By far and away, the majority of my \$49,000 property tax dollars is represented via the Planning Division's enforcement of the zoning requirements and adopted policies and regulations. This proposal contains numerous violations of the zoning requirements, as well as several violations of the adopted policies and regulations under 21A.55. It does not "preserve natural and built features that significantly contribute to the character of the neighborhood and environment."

In 1995 I attended a City Council meeting and requested that the City Council change the zoning of Highland Acres from an R-1/7,000 to an R-1/12,000 single family residential zoning district. There were several meetings held at that time with the majority of residents of Highland Acres attending and demonstrating strong support for the zoning change proposal. To its credit, the City Council presented the residents' request to the Planning Division, who changed the zoning to R-1/12,000. The lot size in this area has been largely unchanged for over 90 years. Until now, the property owners'/homeowners' protection of their lot size and dimensions under the zoning requirements, as well as the adopted policies and regulations has been recognized and respected.

This subdivision request would result in not one, but actually three lots which do not meet lot width requirements found in the R-1/12,000 Single-Family Residential zoning district. The R-1/12,000 zoning district requires a minimum lot width of 80 feet. The proposed lot widths would be as follows: the lot located at 1852 E 2700 S would be 68.7 feet wide, the 1844 E 2700 S lot would be 67.3 feet wide, and

the proposed lot width for the newly created lot would be 24 feet wide. Consequently, this single proposal would be degrading the zoning requirements for three lots.

The Harvaths purchased the property at 1844 E 2700 South on November 21, 2018. Recently, David Harvath requested a zoning change from the current R-1/12,000 to R-1/7000. The Harvaths initially requested to divide each lot, one at 1844 E 2700 S and the other at 1852 E 2700 S. I believe the current preliminary plat appears to be set up to continue pursuing this plan of community degradation. I question the Harvaths concern for preserving “natural and built features that significantly contribute to the character of the neighborhood and environment.” To their credit, the members of the Planning Commission Division appropriately denied the Harvaths’ zoning change request and represented the Citizenry of Highland Acres well.

In an intrusive manner, the Harvaths, after purchasing the lot at 1852 E 2700 S, built a large second story on the existing home which towers over my backyard and destroys my privacy. This should have never been allowed. This is inconsistent with all of the single story homes on 2700 South in Highland Acres. A community incongruity such as this should not be abused as a precedent, but more so as a final community incongruity.

Not only is the Harvaths’ request in violation of the zoning requirement of an 80-foot lot widths, but it also violates the planned development objective standards. The proposed project would not result in a “more enhanced product” than compared to enforcing strict zoning applications of land use regulation and zoning. The proposal would result in a degraded product with the presence of two large dwelling structures and a third smaller, existing dwelling (though it is incorrectly reported to be a garage) along the East boundary of 1852 E 2700 S. Unbelievably, the proposal requests that a total of approximately 150 linear feet of dwellings running along the East boundary of the property to be allowed (a full 55% of the total 272 feet existing lot length). This amount of building development on the two proposed lots which do not meet the zoning requirements, is also incongruent with the adopted policies and regulations.

Additionally, their proposal is not at all compatible with the Planned Development Objective. The proposal’s design and compatibility absolutely defy The Standard. Currently, there are no second dwellings in the rear portion of the half-acre lots in Highland Acres, much less a second large, 2-story structure. No scale exists to build by. Building another structure would be a gross violation of design and compatibility.

The proposal is not a “more enhanced product” because everyone (including the Harvaths) and all wildlife benefit from the unoccupied space. The collective unoccupied space of the two blocks in Highland Acres *is the character of the community*.

In observation of the 1) request to change the zoning on both lots to R-1/7000, (denied); and 2) current proposal, I believe the true intentions of the Harvaths is for personal gain at the expense of the character and natural environment of the community which has largely remained preserved for some 90 years. I also believe they have demonstrated little or no concern for the integrity of the community and their neighbors. It is my opinion that this proposal, if not justifiably denied, will be the first step in the destruction of the character and nature of my/our community. I strongly believe this proposal simply flies in the face of our zoning ordinances and makes a mockery of “Our/the Standard.”

I hope Salt Lake City Planning Division acts in their fiduciary role of enforcing the zoning code and following the standards to protect the character and nature of our community. I would like to invite the Planning Division to visit the surrounding properties in order to gain a neighborhood perspective (in particular, the immediate surrounding properties) of how the violations of this proposal would negatively affect this community. I appreciate the Planning Division's attention and consideration to this extremely important issue. Thank you for the quality of work you provide to our community.

Sincerely,

*Kevin L. Donahue, MD*

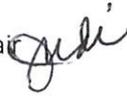
Kevin L. Donahue, MD

cc: File  
Attorney

April 14, 2021



TO: Salt Lake City Planning Commission

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

RE: PLNPCM2020-00826 Harvath Planned Development  
PLNSUB2021-00111 Harvath Preliminary Subdivision

This is an R 1/12000 subdivision. David and Barbara Harvath want to subdivide two lots at 1844 E 2700 South and 1852 E 2700 South, and create a third lot in the rear of 1844. The three lots will each still have 12,000 sf. The original lots, 1844 and 1852 will have 68 feet of street frontage, the third lot will only have 24 feet of street frontage. Staff did not like their original request to do a flag lot, because it would leave the lots at less than 12,000 sf. Planned Development approval is needed for the modified lot width for the new lots. An Accessory Dwelling Unit is not allowed in this zone, and we will take a guess that it wouldn't provide the size home that Barbara Harvath wants.

This proposal complies with the purpose statement of the R 1/12000 zone. And, it benefits the city by adding one more additional unit of housing to the city. But does this benefit the neighborhood? Does this make a more enhanced product, than how the neighborhood is now? This is consistent with the master plan because it retains the designation low-density residential. We don't know anything about the design of the house, or the materials being used to determine if it is compatible with the existing neighborhood or not. We would assume that the house would be a one-story building, because it is to be an accessible building. However, the neighbors say it will be a two-story house, and the materials to build this house are currently on site, including the roof joists, so we could probably determine if the materials are compatible. It seems to me the other homes are mostly one-story homes. We fail to see how a two-story home is accessible, and wonder if this is just something to say to get the project approved.

This fits the city's goal of adding more housing to each lot, so more people can fit into our city. And it would allow people to stay in their home or neighborhood, which is another city goal. But does this make a better product, or benefit the neighborhood as a whole? We do not think so. We don't think eroding all of our existing neighborhoods is a way to meet the demand for growth.

This is one of only a few subdivisions in all of Salt Lake City that is zoned R 1/12000. The Highland Acres subdivision has approximately 55 lots, and many homes are old, some in better repair than others. I have 17 written comments, 15 are opposed to this change and two are in favor. Most of the people writing comments have lived in their house for many years, this is not a neighborhood that experiences much turnover. As we look at the lots from the sky via the city assessor's website, it is obvious that some seem to have collected junk, like extra automobiles and trailers, even semi-trailers. The majority of homes seem to have a nice garden in the rear parcel. What appears to be a very stark modern home with white stucco and windows trimmed in black does not fit the housing style of the neighborhood. These are more traditional homes. And we don't understand how a handicapped person would need a 3 car garage.

These three parcels do not meet the lot width requirement of 80' wide for this zone. A lot width of 24' seems ridiculous. Approving this PUD would start to erode the development pattern of this area, even though adding another unit of housing is important to the city. We already know of another person in this Highland Acres development that is planning to do the same thing, if this one is approved. We would rather see a small area plan developed for Highland Acres that says that the vast majority of the neighborhood is in favor of this, than allow one PUD in the middle of this cohesive community. It feels a bit like spot zoning. We ask that you deny the request.

## COMMENTS ABOUT 1844 AND 1857 E 2700 SOUTH PLANNED DEVELOPMENT

From: Jennifer Davis <[REDACTED]>  
Subject: 1844 and 1852 S 2700 South Subdivision

### Message Body:

I am opposed to this planned development as it changes the character of the neighborhood without adding value to the community.. Those of us who live in this neighborhood chose it because of large open space. I previously lived in a flag lot situation in Mill Creek and left there because of how undesirable it was.

I don't see that this plan development meets any of the objectives in the purpose statement for planned developments.

From: Sara L Harris <[REDACTED]>  
Subject: 1583 Stratford Ave

### Message Body:

I have lived in this area for 30 years. My husband and I wanted our children to be raised with the large yards, and to attend schools in the Salt Lake District. I'm against this proposal and will do everything to fight this. Now, I'm a widow, and continue to live in the home. The Harvath's proposal is to develop not only the property on 2700 south, they want this to extend over to Claybourne Ave. Have the residents on Claybourne been informed of this? Sugarhouse needs more and protected greenspace. My fear is, if the proposal is allowed, it will only allow other developers to build apartments, Mega homes, and our property value will drop. My opinion of this family's proposal is only to make money, and not to preserve the area for future families to raise their children. It's time to stop the sugarhouse expansion! If the Havath's are allowed to build, when will it end?

From: wilma d webster <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

### Message Body:

NO! i do not want such a structure interfering and obstructing the view and neighborhood that the people in this community very much love. i do fear fro the animals and natural wildlife that have found there ways through peoples yard as they ave not hurt or bothered anyone.

1844 and 1852 S 2700 South

"I am against the proposal to rezone this property for two reasons:

1. Housing of the kind in the existing parcel is in short supply in Salt Lake City and should not be decreased by rezoning to commercial.
2. Contemporary planning guidance discourages expansion of commercial nodes into neighborhoods from the intersection of two arterial streets and strongly discourages expansion of small commercial zones along collector streets.

Thank you, Scott Kisling

From: John Murphy <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

### Message Body:

Dear Council Member I am against the proposed subdivision at 1844 and 1852 E 2700 South. The Highland Park neighborhood is a unique area in the Sugarhouse/Salt Lake area. My wife and I have lived her for over 25 years. We purchased this home because of the large lot. Which allows us to

have room for family and gardening and other activities. I don't agree with the concept of stuffing a house or apartments in every space available. I also see this subdivision as the proverbial floodgate if approved. The next request will be building apartments in the middle of the block. 2700 South is already a busy street and adding more homes and apartments will just increase traffic. I urge the council to not approve this request and maintain the R-1/1200 zoning in Highland Park

From: Sally Barraclough <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

Message Body:

How deep are these lots? Have they considered a flag lot to the rear, instead of fitting all the homes facing 27th? The two lots could be wider and a third driveway narrower than 24 ft leading to the back lot. Just a thought. I like the idea of three single family homes on these two lots.

From: Sara L Harris <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

Message Body:

please vote against this proposal.

Hi Judi,

Yes, I received your email. Thank you. My position is "No" on the proposition with the following support:

1. The zoning standard's purpose is to establish AND maintain the standard.
2. Personally, I have paid thirty years of property taxes in this community with the main benefit for me being appropriate representation by the city to maintain the zoning standard.
3. With regard to "a better product as is than what would be existing", creating a tiny lot in the middle of a relatively vast space (for this community) is not better for the neighbors of the affected area; not to mention the rare wildlife which exists due to the relatively large open space of the two blocks of half-acre lots which are unique to Highland Acres.
4. The individual property owners of these two blocks are not responsible for curing Salt Lake City's housing crisis. We live in on these large lots because we choose to and the city has a fiduciary responsibility to protect the interests of the citizenry of Highland Acres.

Thank you for your attention to this matter. I will persist to make certain this is not allowed.

Sincerely,  
Kevin Donahue, MD



**porter donahue**

10:03 AM (3  
hours ago)

to me

Good morning Judi,

Thank you for the public input meeting. It appears that many neighbors who would be affected were not notified. I believe the residents of Highland Acres would strongly oppose the division of the property. Also, I'm uncertain why some people who are not property owners in Highland Acres offered their opinions. Thus, I am concerned that the "voice" of the affected community was not accurately represented and may not be adequately considered. I believe another meeting would be

appropriate, so that the all the residents of Highland Acres (after being notified) could provide their perspectives.

Would you please advise me on the procedures of the Sugarhouse Community Council in this situation?

Also, would you please send me any meeting minutes, notes, etc.?

Thank you again for your hard work and help.

Sincerely,

Kevin Donahue, MD

From: Laurie Poulson <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

Message Body:

I am opposed to this subdivision. The zoning laws are in place to keep this neighborhood low density housing, and I do not want Salt Lake City to grant this exemption. One of the unique features of this neighborhood is the large lots with single family homes. It has the feel of being in the country while being in the city. I fear that one zoning exemption will lead to another, and soon this neighborhood will have lost its appeal and look like many Southern California neighborhoods.

From: Stein <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

Message Body:

I personally don't like the idea of subdividing these lots, it will increase traffic, increase congestion, and ruin the wonderful lots we have in the area.

From: David Ingebretsen <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

Message Body:

We found the leaflet this evening and we missed the meeting. What was decided? We are opposed to the proposed subdivision.

Thank you.

Ms. Short,

Thank you again for your reply.

We have lived in this general area for almost 40 years and at 1877 E Claybourne since March, 2002. A big reason why we bought in this specific area were the large, deep lots and the space. We were pleased when we learned of the zoning restrictions preventing the subdivision of the half acre lots like ours. We appreciate the desire of the Harvaths to subdivide their two lots for three single family dwellings, but we are of the opinion what they are proposing is in conflict with the intent and spirit of the original zoning restriction, that it will damage general property values, and that it will damage the aesthetic of the neighborhood. We have been dismayed as developers have come in and stuffed several homes on a lot where one home used to be. We believe this type of development has disrupted the charm and feel of this neighborhood. We welcome improvements to the neighborhood whether that's renovations, restorations, additions, or replacement of an old home. However, we oppose overstuffing the properties with multiple dwellings where one used to be.

David

Good Morning Judi,

Highland Acres Subdivision includes all the lots on the two blocks which are bounded by 2000 East to Melbourne St. and 2700 S to Atkin Ave. (including Claybourne) and was established over 90 years ago. I would appreciate if you would send me the recording of the meeting.

Thank you for all of your help.

Sincerely,

Kevin Donahue, MD

From: Marsh Poulson <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

Message Body:

Hello Sugarhouse Council

I am very opposed to the rezoning, subdivision request. The zoning laws are there to protect the rest of the neighborhood. Zoning laws should not be changed every time someone submits a request. The things I value about the neighbor all would be negatively impacted. I enjoy the neighborhood with the large 1/2 lots. Allowing one rezoning request would set the precedent for allowing all future rezoning requests. Please protect the neighborhood and reject this rezoning subdivision request.

Claybourne Ave resident of 31 years,  
Marsh Poulson

I recently took a walk by the properties on 2700 S and I see nothing wrong with the Harvasts (sp?) dividing the property. As Soren pointed out and the reasoning behind the City looking at possibly changing the zoning of RMF-35 property to 10,000 square feet (if I understand correctly) this would provide one more residence that will be needed down the road. I have know problem in thinking this should be allowed. Oh, and the link you have attached pertaining to this is the one for 1583 Stratford.  
Rich Knickerbocher

From: Duane Garwood <[REDACTED]>  
Subject: 1844 and 1852 E 2700 South Subdivision

Message Body:

The proposed lot size of 24 feet for onne of them does not make sence! Or do they mean that a drive way to reach the back lot would be 24 feet? Based on what has been presented, Ilit does not look like something we want in our area!

Dear Judi,

I just saw the proposed change to add a third lot to the rear of the existing lots on 2700 S. There was no attached form on the report to provide input, so I found your contact information to send in my input.

I have been a resident on the south side of Claybourne for over 35 years in one of the older homes. Though I do not object to the third lot if it is within the 12,000 sq ft zoning requirement, My husband and I were one of the original neighbors that pushed to prevent flag lots and come up with the 12,000 requirement to keep our Highland Acres an area of unique character. We are also an older senior couple, but like many of our neighbors on Claybourne and Atkin we actively use our 0.5

acre lot to grow fruits and vegetables and are adamantly opposed to changing the zoning to less than the 12,000 requirement. I would appreciate if you could forward the attachments, because if this change is an attempt to alter the zoning, then more neighbors should be asked for input or be informed of this change. **I never received a notice and just happened to see this today.**

The spin on the request is just one person's opinion so they can get permission to build and I am a bit dubious that it is for a senior's accommodation, since it will have a second floor.

- This PD reduces the local barriers to housing development identified in the Growing SLC Plan, because the neighborhood is zoned for single-family development, but the lots are very large, and could provide more housing if greater zoning flexibility is implemented (p. 11). **(The large lots are a benefit to the owners and are utilized with gardens that provide produce to share county and city wide)**
- “Promote infill and redevelopment of underutilized land.” (p. 19) **(The 12,000 sq ft zoning was requested by the majority of the owners in Highland Acres, many who still live here and want it to remain)**
- “Enable moderate density increases within existing neighborhoods where appropriate.” (p. 21)
  - Applicants have requested that the City use this PD to achieve the goals of Growing SLC by reviewing and modifying land use and zoning regulations to reflect the affordability needs of the city and remove impediments in city processes to encourage housing development (p. 13). **(This is a wider question to the neighbors of Claybourne and Atkin and should not be decided by one home owner that wants to change this neighborhood. It is the reason we stay here and enjoy the quiet and the hawks and owls that reside in our yards)**

**I also am concerned that the new structure is built so it does not provide a disruption to the irrigation water that runs in the easement behind the house.** Other White Ditch irrigation users on Claybourne and Atkin should understand if it's building plan will impact their water rights. There is a history to this neighborhood of orchards and egg producing during WW2, and further changes to the existing zoning is not progress that respects the history or our neighborhood.

Once again I am not against this specific request, since it meets the 12,000 requirement, but the PD is trying to justify it by suggesting further changes needed to our neighborhood, which is not needed.

Angie and Jerry Richardson  
1892 Claybourne Ave

## 1844 AND 1852 E 2700 SOUTH SUBDIVISION



David and Barbara Harvath, property owners, are requesting to subdivide two lots at 1844 E 2700 S and 1852 E 2100 S and create a third lot in the rear portion of 1852 E 2700 S. The newly created lot would facilitate a new single-family residence. The request would result in three lots that do not meet lot width requirements found in the R-1/12,000 Single-Family Residential zoning district. The R-1/12,000 zoning district requires a minimum lot width of 80 feet. The proposed lot width for the lot located at 1844 E 2700 S would be 67.3 feet wide, the proposed lot width for the lot located at 1852 E 2700 S would be 68.7 feet wide and the proposed lot width for the newly created lot would be 24 feet wide. Planned Development approval is required due to the requested modified lot width for the new lots. This will need review by SHCC and a public hearing at the Planning Commission at a later date.

Please read the proposal on our website, <https://www.sugarhousecouncil.org/1844-and-1852-e-2700-south-subdivision/> and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee March 15 at 6 p.m. This will be a virtual meeting.

**If you provide a comment, we will send you the link to join the meeting using Zoom.**



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

## 1844 AND 1852 E 2700 SOUTH SUBDIVISION



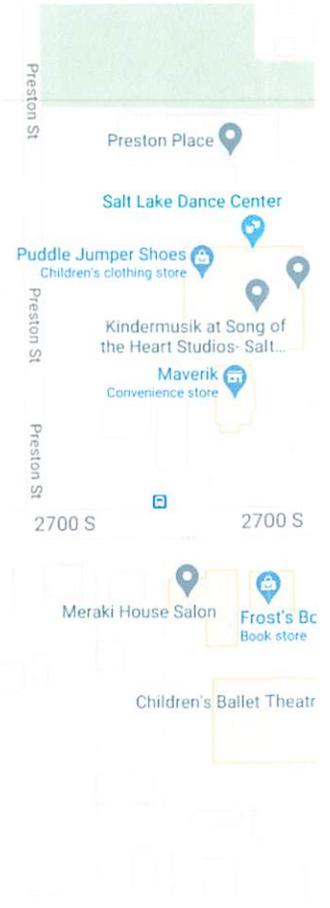
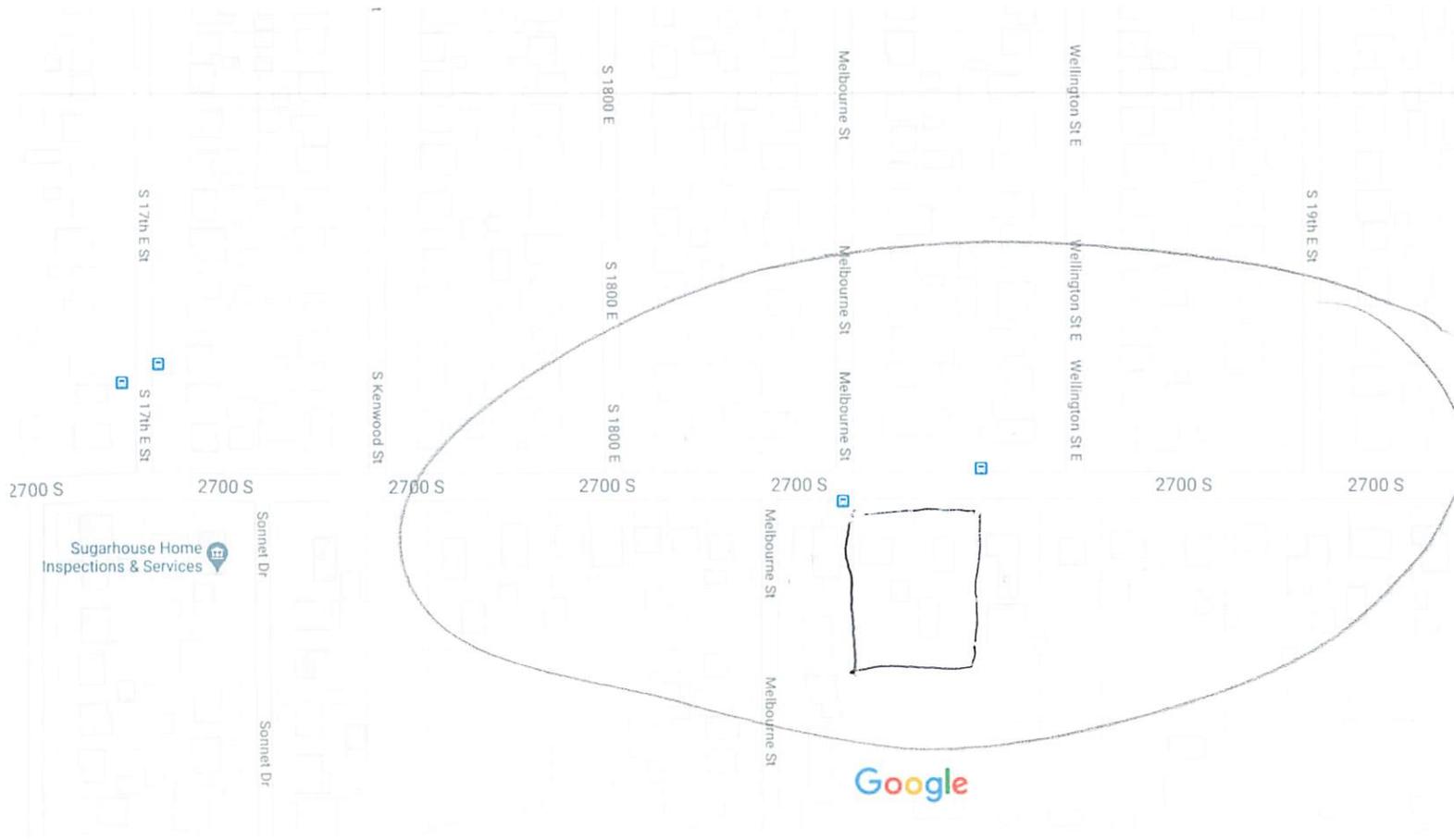
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## **ATTACHMENT I: Department Comments**

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

\*Verification that a fire hydrant is located within 600-feet of all ground level exterior portions of buildings on parcels. Measurements are made following the drive route; and in straight lines and right angles.

\*Turn areas for the emergency vehicle turn a round are to be increased to 80-feet to accommodate SLC Fire apparatus.

\*Access roads shall be able to withstand impacted loads of 80,000 pounds

### **Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com))

Plat redlines provided. They should also be required to obtain a new address certificate.

### **Transportation** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com))

There are no objections from Transportation.

### **Public Utilities** (Kristeen Beitel at [Knaphus.beitel@slcgov.com](mailto:Knaphus.beitel@slcgov.com))

Public Utilities has no issues with the Planned Development. Please see comments provided on PLNSUB2021-00111 - Harvath PD Preliminary Plat for comments specific to the plat and design comments to aid in the building permit process.

### **Building** (Tim Burke at [timothy.burke@slcgov.com](mailto:timothy.burke@slcgov.com))

No comment provided.

### **Zoning** (Anika Stonick at [patriciaanika.stonick@slcgov.com](mailto:patriciaanika.stonick@slcgov.com))

No comment provided.