



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Diana Martinez, Principal Planner, diana.martinez@slcgov.com // 801-535-7215
Date: November 23, 2021
Re: PLNPCM2021-00681 – Wasatch Avenue Trust Planned Development
PLNSUB2021-00938 – Wasatch Avenue Trust Preliminary Subdivision Plat

PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

PROPERTY ADDRESS: 1387 West Wasatch Avenue
PARCEL ID: 15-10-233-006-0000
MASTER PLAN: Westside Master Plan
ZONING DISTRICT: R-1/5,000 Single-Family Residential Zoning

REQUEST:

The Wasatch Avenue Trust is requesting approval to subdivide the property at 1387 West Wasatch Avenue in order to create a second lot to build a single-family dwelling at a future date. The applicant intends to retain the existing single-family dwelling on lot 1. The property is located in the R-1/5,000 Single-Family Residential Zoning District.

Planned Development approval is required for the following zoning modifications:

- Reduction of the lot width requirement of 50 feet to 37.5 feet, for both lots.
- Reduction of the side yard setback requirement for lot 1, from ten feet to 7.17 feet to the east property line.

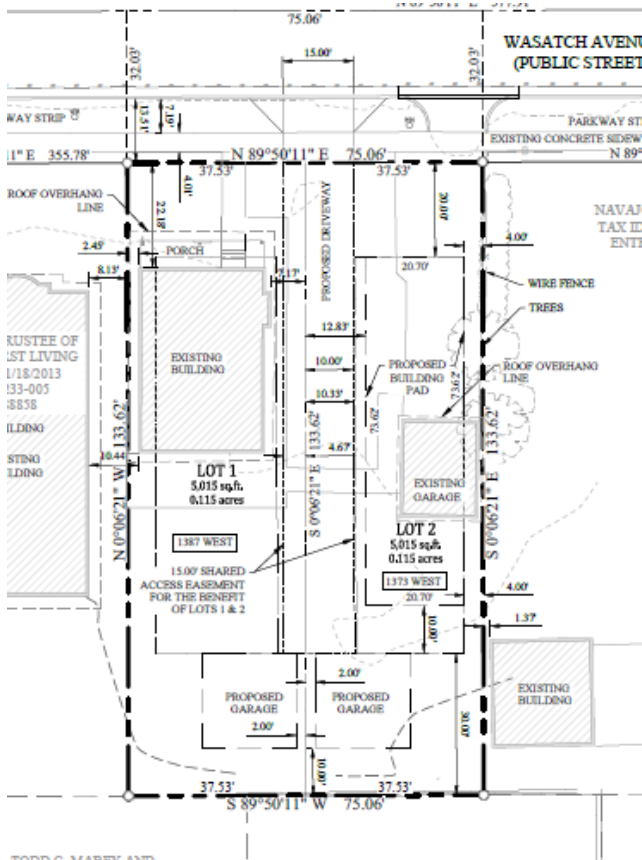
RECOMMENDATION:

Based on the findings listed in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development and Preliminary Subdivision requests at 1387 West Wasatch Avenue.

ATTACHMENTS:

- [Vicinity Map](#)
- [Project Narrative From Applicant](#)
- [Subdivision Plat](#)
- [Property & Vicinity Photographs](#)
- [Master Plan and R-1/5,000 Zoning Standards](#)
- [Analysis of Standards – Planned Development](#)
- [Analysis of Standards – Preliminary Plat](#)
- [Public Process & Comments](#)
- [Department Review Comments](#)

PROJECT DETAILS:



The proposed petition is to subdivide the property at 1387 West Wasatch Avenue into two separate lots. The existing parcel is approximately 10,030 square feet in size, which just exceeds the 10,000 square foot minimum for a Planned Development in the R-1/5,000 zone.

The applicant needs Planned Development approval since the current R-1/5,000 zoning standards require new lots to have a lot width of 50 feet and they are proposing 37.53-foot lot widths for both lots.

In addition, Planned Development approval is requested for a reduced side yard setback on Lot 1, where the existing single-family dwelling is, from 10 feet to approximately 7.17 feet from the east property line. The proposed east property line for lot 1, will be within the driveway that will serve both lots. The interior side yard setback requirement along the west side of lot one is 4 feet; the existing setback is approximately 2.5 feet and is considered legal noncomplying. The applicant is aware that if the existing house was demolished and a new house built (on lot 1), the west yard setback would have to meet the required ten-foot setback.

The applicant has not submitted building plans for Lot 2, but the building envelope on the preliminary plat complies with the R-1/5,000 setback standards.

There is an existing single-family home and detached garage on the subject property. The single-family home will remain, but per section 21A.40.040.B of code, accessory structures must be located on the same lot as the principal use or structure; therefore, as a condition of final plat

approval, the detached garage will have to be demolished. The applicant is proposing new detached garages to be built in the rear yards of both lots. A shared driveway will be placed between the lots going back to the new detached garages.

KEY ISSUES:

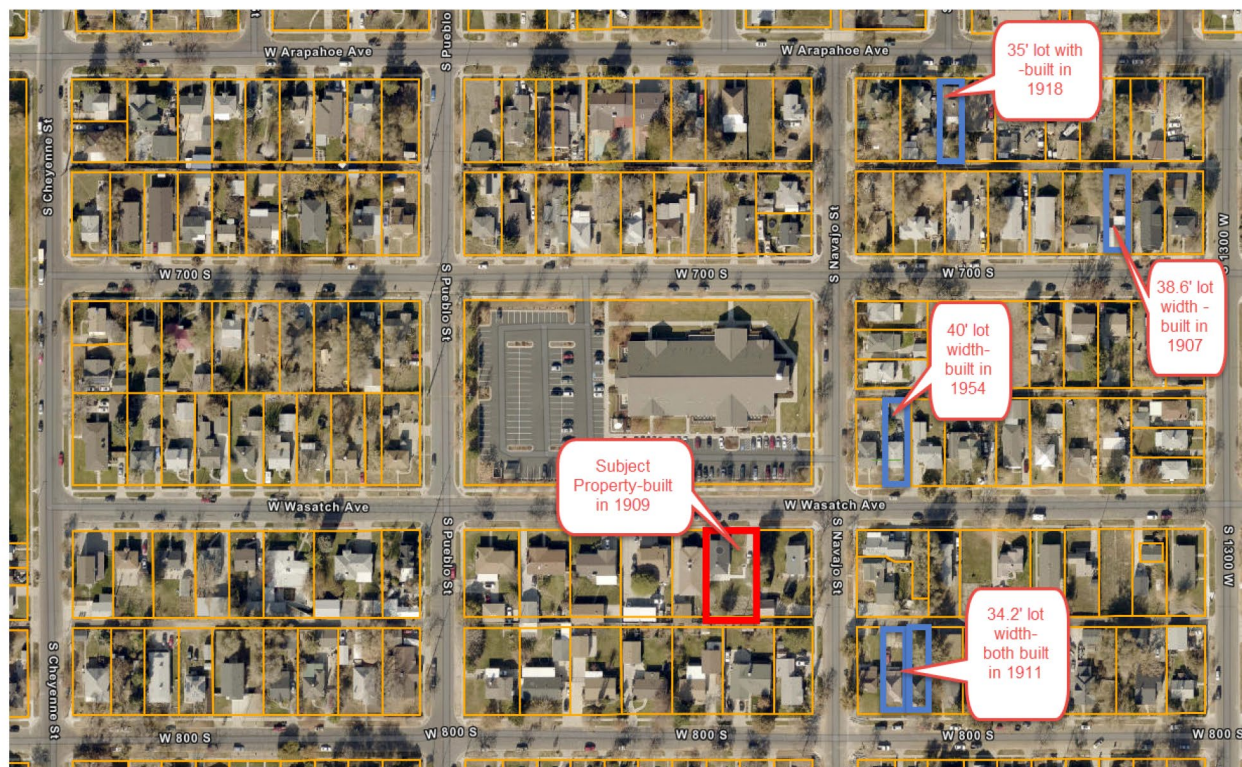
The key issues listed below have been identified through the analysis of the project and department review comments:

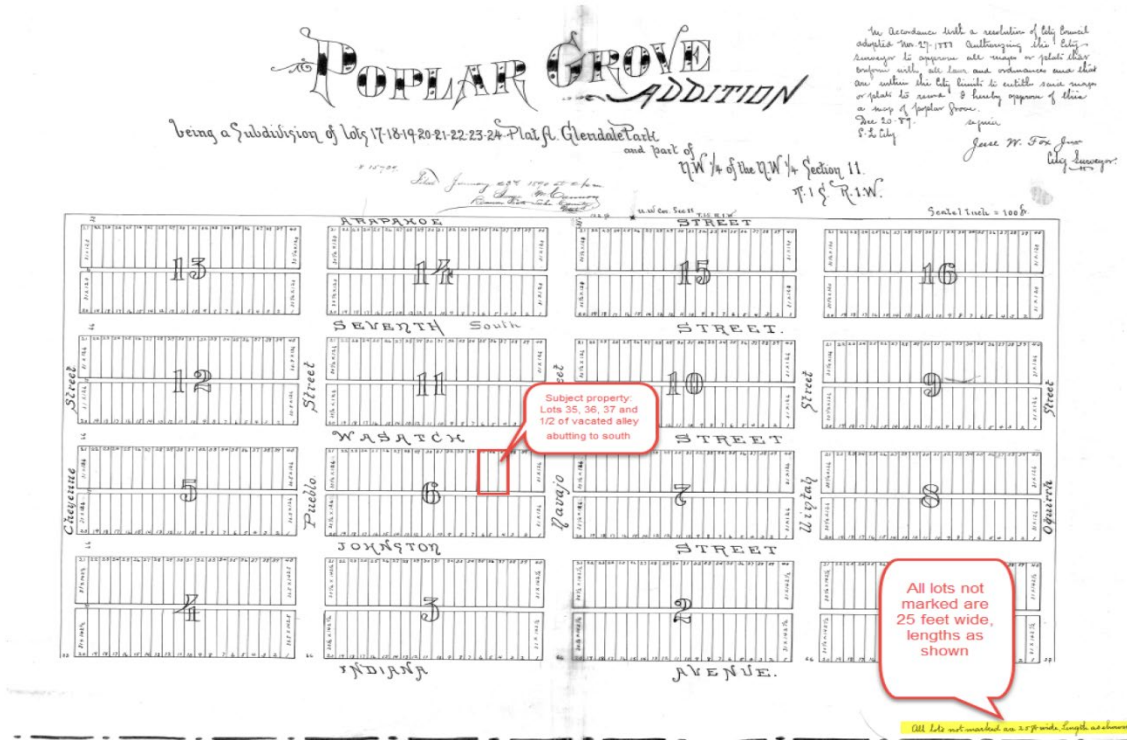
1. Reduced Lot Widths on both lots & Reduced Side Yard Setbacks on Lot 1
2. Driveway Location and Parking
3. Compliance with Citywide and Community Master Plans

Issue 1: Reduced Lot Widths (both lots) & Side Yard Setbacks (Lot 1)

The applicant is requesting a modification of section 21A.24.070.C of the zoning ordinance that requires lots in the R-1/5,000 zone with single-family detached dwellings to have a minimum lot width of 50 feet. The proposed lot widths are 37.5 feet for both lots. The subject property is currently approximately 75 feet wide. Excluding the subject property, the average lot width along the block face (6 homes) is approximately 71 feet.

There are many lots in the vicinity of the subject property that have lot widths less than forty (40) feet wide and a few as narrow as thirty-two and a half (32.5) feet wide. While the proposal doesn't meet the current lot width requirements, it is compatible with parcels in the area as well as the development pattern on the block face in relation to spacing between the existing homes.





1889 subdivision plat shows lots were originally platted with 25-foot lot widths



Single-family dwellings close to the subject property that have lot widths of forty (40) feet or less



The applicant is requesting a modification to section 21A.27.070.E of the zoning ordinance, which requires principal buildings in the R-1/5,000 zone to have an interior side yard setback of 10 feet on one side and 4 feet on the other. The existing single-family home is set back from the western side yard property line by approximately 2.45 feet (which is considered noncomplying) and they are requesting approval for a 7.17-foot side yard setback from the eastern property line. The proposed property line will be within the proposed driveway that will serve both lots.

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

Issue 2: Driveway & Parking Locations

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

The subject property has an existing driveway directly east of the single-family home that leads to a detached garage. Upon Planned Development and Subdivision approval, the driveway will be shared by both lots and will be placed between the existing single-family dwelling and the proposed building envelope for the future single-family dwelling. As a conditional of approval, the existing detached garage will be demolished prior to final plat recordation.

Two off-street parking spaces will be provided for each lot. A new curb cut will be created just to the west of the existing one, and both lots will access that from Wasatch Avenue. Both properties could accommodate a new detached garage if they met the Accessory Structure standards in Section 21A.40.050.

Issue 3: Compliance with Citywide and Community Master Plans

Westside Master Plan (2014)

This development is located within the Poplar Grove neighborhood of the *Westside Master Plan*. The intent of this Master Plan is to create a future for the Westside Community based on these fundamental goals:

- Promote reinvestment and redevelopment in the community
- Support of higher density growth where appropriate.
- Protect and encourage ongoing investment in existing, low-density residential areas
- Foster opportunities for unique, mixed use neighborhood and community nodes
- Livable communities and neighborhoods
- Vital and sustainable commerce
- Create and strengthen public spaces
- Increased pedestrian mobility and accessibility

The master plan anticipates that the overall level of change within single-family neighborhoods will be low, but they are viewed as areas of opportunity for incremental growth and redevelopment.

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

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

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

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

Objective 6: Increase home ownership opportunities.

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

Plan Salt Lake (2015)

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

Growth:

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

Housing:

- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Staff Discussion: The proposed development will provide infill housing that is compatible with the character and scale of the existing single-family neighborhood. The preservation of the existing housing stock is referenced through the neighborhood and citywide plans. The proposal adds growth in a pedestrian friendly area with existing infrastructure and services. Bus routes (along 1300 West) are within walking distance as well as other amenities including a local grocery store, restaurants and commercial businesses. The proposed development helps to meet the

growth and housing goals of the City's Master Plans and aligns with the development expectations of the neighborhood.

DISCUSSION:

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

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

NEXT STEPS:

APPROVAL

Planned Development and Subdivision

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

Notable requirements that will need to be complied with by the applicant:

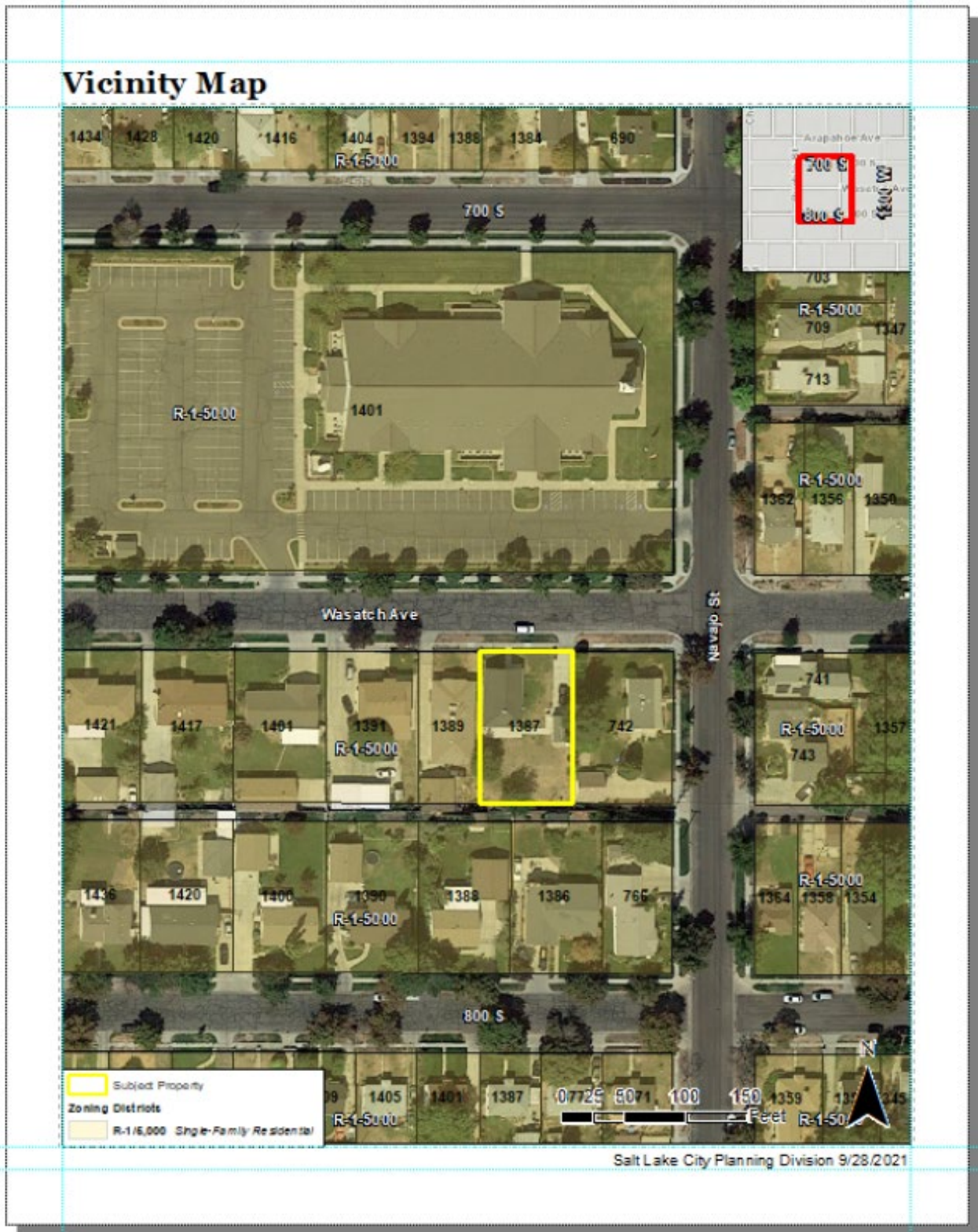
1. Prior to the recordation of the final subdivision plat, the detached garage on Lot 2 be demolished.
2. The applicant shall submit a final plat for review within 18 months.
3. The applicant shall comply with all required department comments and conditions.

DENIAL

Planned Development and Subdivision

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

ATTACHMENT A: VICINITY MAP



ATTACHMENT B:

PROJECT NARRATIVE FROM APPLICANT

Planned Development Application – 1387 W Wasatch Ave S, Salt Lake City, UT 84104

1. Project Description

1387 W Wasatch is currently a single-family residence zoned R-1-5000 with a lot that is 10,014 square feet. We are proposing the subdivision the existing lot into two parcels. One would contain the existing single-family home; the new lot, which is currently the site of a garage, would be suitable for the development of a second single family home. The two parcels would share a drive aisle leading to separate parking. Our project requires a variance in the 50' street frontage requirement, by allowing us to develop 2, 37'6" lots the city would accomplish goals outlined in the following city documents:

Plan Salt Lake
Building SLC: A 5 Year Housing Plan
Westside Master Plan

2. Planned Development Information

a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development Ordinance: The proposed planned development meets the purpose and objectives of planned developments outlined in the city code 21A.55.010. Specifically, in subsection F the ordinance specifies that planned developments should align with city master plan implementation. We believe that the proposed development does this.

City code 21A.55.010 subsection F, addresses ways in which a project can help implement an adopted master plan. The proposed project although modest in its size does assist in the implementation of several city plans, including Plan Salt Lake, Building SLC: A Five Year Housing Plan and the Westside Master Plan.

Plan Salt Lake outlines that “The key strategies for responsible growth are addressed in the following Initiatives and include an emphasis on transit-oriented development (TOD), in fill and redevelopment of underutilized properties”, our project meets the objectives of infill housing in an area with abundant public transit. Moreover, we do so by creating a second lot from an existing property with ample space to do so.

Growing SLC: A 5 Year Housing Plan provides strong support for our project stating that, “Apart from traditional infill ordinances, responding to the unusual age, form, and shape of housing stock should be addressed and leveraged to add incremental density in existing structures. This would include options for lot subdivision where there is ample space to build an additional home on a property” and that “Allowing land owners to subdivide their large, underutilized lots creates a path to building more single family homes in a city that has limited space left for them under its current land-use regulations.” Our project very much lives up to the spirit of Building SLC, we will leverage an extra-large lot to incrementally increase density in the area and still comply with the existing zoning code. While our lots will be narrower than those directly adjacent, they will meet area requirements, add housing stock and still be wider than many of the properties in the surrounding neighborhood.

The Westside Master Plan states that, “Small lot single-family residential infill development, both attached and detached, are also options for adding new residential uses within the neighborhoods” as well as that “The Salt Lake City Planning Division should explore regulatory options for permitting

unique, single-family residential development within the existing single-family zoning districts.” Our proposed development provides a unique residential development an existing neighborhood and does so without necessitating the destruction of an existing structure; therefore, we posit that it aligns with the recommendations of the Westside Master Plan.

b. Demonstrate how your project meets the standards for planned developments as stated in 21A.55.050 of the Planned Development Ordinance:

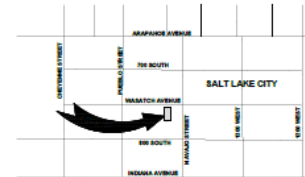
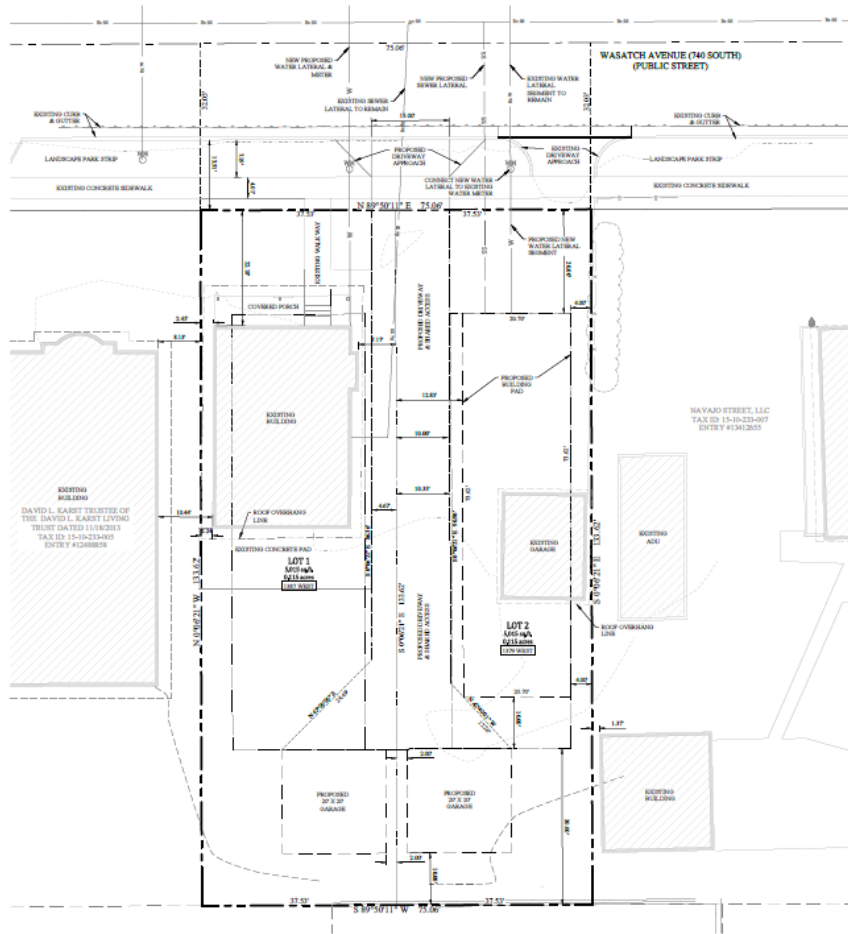
- a. Planned Development Objective: As outlined above the proposed planned development accomplishes objectives described in 21A.55.010 subsection F. A variance to zoning regulations is needed for this planned development because the lots will have narrower frontage than typically allowed by the R-1-5000 zoning, 37’6” rather than the required 50’. Moreover, the setback between the existing house and the lot line would be 8’6” which is smaller than the required 10’. The drive aisle would create a wide berth between the houses, thereby minimizing the detrimental effects of the setback variance. The intent statement of the R-1-5000 zone covers a “portion of the city which is appropriately suited for the development of one-family detached dwellings on relatively small to moderately sized individual lots”, our project will fulfill this intent. The proposed variances also comply with the purpose statement provided in 21A.55.010 by encouraging a more efficient use of the land while maintaining an existing structure.
- b. Master Plan Compatibility: The proposed planned development is compatible with the policies of following city plans 1.) Plan Salt Lake 2.) Growing SLC: A 5 Year Housing Plan 3.) The Westside Master Plan. Quotes demonstrating the compatibility with the plans are provided above. The proposed project provides the opportunity to better utilize a large lot through a small infill development, a unique opportunity, especially considering that we will be preserving the existing structure and still meet lot area requirements.
- c. Design and Compatibility: The design of the proposed development will be compatible with the greater area in which the project will be located. Many of the homes in the surrounding neighborhood are on lots with similar areas and dimensions to the lot that we are proposing. On the new lot we envision someone building an architecturally engaging home that complies with all other zoning regulations and fits the scale and style (orientation and building materials) of surrounding parcels. Moreover, we foresee a design similar to the one of the ADU located on the adjoining parcel. Given the relatively small scale of the planned development we anticipate sufficient space for private amenities, privacy from surrounding parcels and parking tucked behind each house.
- d. Landscaping: We expect that mature trees along the periphery of the property will be maintained. Moreover, we do not anticipate the destruction of any mature vegetation during our project. The addition of a new structure will see the relandscaping of part of the existing parcel, this may include the introduction of new vegetation.
- e. Mobility: The new home will share a driveway with the existing the existing home, some widening of the drive aisle may be necessary, but the development will not require additional curb cuts. The new house will be in a location with ample access to public transit including stops for the 9 bus within .25 miles and a stop for the 217 bus just .6 miles away. Given its modest size, we do not anticipate that this project will have a major impact on the operation of emergency vehicles or significantly increase traffic on surrounding rights-of-way.
- f. Existing Site Features: The project will preserve an existing home already on the property. We do not anticipate that the planned development will significantly impact the natural or built environment.
- g. Utilities: Existing utilities should provide for the needs of the proposed project with relatively minor alterations. We expect that these alterations will not affect the surrounding area.

c. Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance: Given the small scale of the planned development, which will consist of just 2 single family homes, we do not anticipate private infrastructure or common areas that will need to be maintained communally. Each property owner will be responsible for the maintenance of their own sewer lines and other infrastructure

ATTACHMENT C:

WASATCH AVENUE SUBDIVISION SITE PLAN

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
1387 WEST WASATCH AVENUE, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



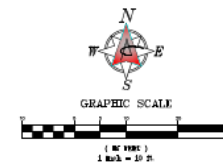
VICINITY MAP
1:2,500

EASEMENT NOTES:

1. THE SHARED ACCESS DRIVEWAY BETWEEN LOTS 1 & 2 IS FOR THE BENEFIT OF BOTH LOTS. AT NO TIME SHALL VEHICLES BE PARKED OR OTHER OBJECTS BLOCK THE SHARED DRIVEWAY WHICH WOULD PREVENT THE SHARED USERS FROM ACCESSING THE GARAGES IN THE REAR OF THE LOTS.
2. LOT 2 IS SUBJECT TO A PROPOSED UTILITY EASEMENT FOR THE PORTION OF THE EXISTING SEWER LATERAL THAT BENEFITS LOT 1.

MAP LEGEND

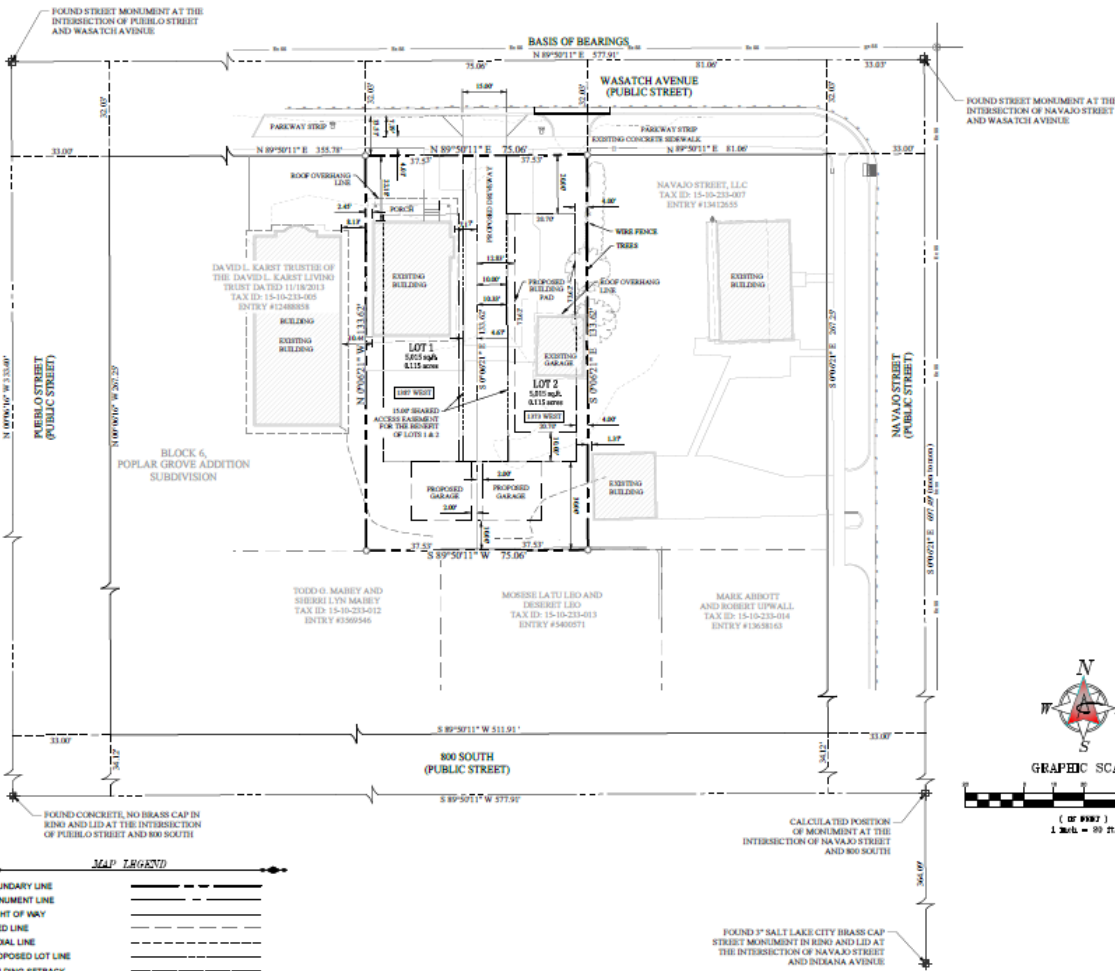
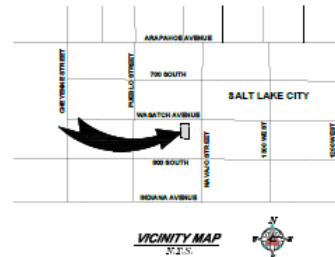
BOUNDARY LINE	—————
MONUMENT LINE	—————
RIGHT OF WAY	—————
DEED LINE	—————
RADIAL LINE	—————
PROPOSED LOT LINE	—————
BUILDING SETBACK	—————
PROPOSED EASEMENT LINE	—————



WASATCH AVENUE SUBDIVISION

A 2 LOT SUBDIVISION, SALT LAKE CITY

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
1387 WEST WASATCH AVENUE, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, BEING WITH MEASUREMENT ENGINEERING GROUP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155306 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE CHANGES I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-22-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

WASATCH AVENUE SUBDIVISION

SATTAR N. TABRIZ
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 155306

AUGUST 20, 2021
DATE

BOUNDARY DESCRIPTION

LOTS 28, 36, & 37, BLOCK 6, POPLAR GROVE ADDITION;
TOGETHER WITH 1/2 VACATED ALLEY ADJUTING ON THE SOUTH.
CONTAINS 10030 SQUARE FEET OR 0.23 ACRES

OWNER'S DEDICATION AND CONSENT TO RECORD

THE WASATCH AVENUE TRUST, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS **WASATCH AVENUE SUBDIVISION** DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE, THE WASATCH AVENUE TRUST, LLC HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS ____ DAY OF _____, 20__ A.D.

NAME _____ DATE _____
ON BEHALF OF WASATCH AVENUE TRUST, LLC

ACKNOWLEDGMENT

STATE OF _____ S.S.
COUNTY OF _____ S.S.

ON THIS ____ DAY OF ____ 20__ BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE WASATCH AVENUE SUBDIVISION ACKNOWLEDGE HESITHEY/HEY EXECUTED THE SAME.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE: _____
PRINTED NAME OF NOTARY PUBLIC _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

- NOTES:**
- THE BASIS OF BEARING FOR THIS PLAT IS N 89°50'11" E, 577.91 FEET ALONG THE MONUMENT LINE, FROM THE FOUND STREET MONUMENT AT THE INTERSECTION OF PUEBLO STREET AND WASATCH AVENUE, TO THE FOUND STREET MONUMENT AT THE INTERSECTION OF NAVAJO STREET AND WASATCH AVENUE, (AS SHOWN HEREON).
 - COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORDED COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
 - THIS MAP WAS PREPARED AT THE REQUEST OF THE WASATCH AVENUE TRUST, LLC FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 2 LOTS.
 - PER SALT LAKE CITY SURVEY DEPARTMENT, THE SURVEY MEETS THE MINIMUM LINEAR CLOSURE OF 1:15,000.
 - SURVEY MONUMENTS SET AT THE PROPERTY CORNERS WITH A 5/8" X 3/4" REBAR A CAP WITH NYLON CAP STAMPED WARDENG OR A NAIL & WASHER.
 - PURSUANT TO UTAH CODE SECTION 56-2-3705, THE SUBDIVIDER HAS NOTIFIED ALL RELEVANT PUBLIC UTILITIES THAT ARE ANTICIPATED TO PROVIDE SERVICE TO THIS SUBDIVISION REGARDING THE PLAT OF THIS PLAT.
 - BUILDING AREA OF LOT 1 IS 40% OF TOTAL LOT AREA. TOTAL LOT AREA EQUALS 5015 SQUARE FEET X 40 EQUALS 2006 SQUARE FEET - 2000 FOR GARAGE EQUALS 1806 SQUARE FEET FOR HOUSE BUILDING PAD. 2075.02 BUILDING PAD = 1823.9 SQUARE FEET. (2000) + 1823.9 = 1823.9 SQUARE FEET DIVIDED BY 5015 SQUARE FEET = 36.36%

ACKNOWLEDGMENT

STATE OF _____ DAY OF _____, 20__ A.D. THE _____ (DEED OF TRUST) WITH ENTERED INTO A _____ DATE ENTER NO. _____ WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST, AND DEED OF TRUST WAS RECORDED ON _____ IN BOOK _____ AT PAGE _____ IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE.

IS IN THE PRESENCE OF RECORDING A PLAT CREATING A PROJECT KNOWN AS WASATCH AVENUE SUBDIVISION AND HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS ____ DAY OF ____ 20__

NAME OF ENTRY IN ALL CAPS _____
BY: _____
PRINT NAME _____
TITLE _____

LIEN HOLDER CONSENT TO RECORD

STATE OF _____ DAY OF _____, 20__ A.D. THE _____ (DEED OF TRUST) WITH ENTERED INTO A _____ DATE ENTER NO. _____ WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST, AND DEED OF TRUST WAS RECORDED ON _____ IN BOOK _____ AT PAGE _____ IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE.

IS IN THE PRESENCE OF RECORDING A PLAT CREATING A PROJECT KNOWN AS WASATCH AVENUE SUBDIVISION AND HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS ____ DAY OF ____ 20__

NAME OF ENTRY IN ALL CAPS _____
BY: _____
PRINT NAME _____
TITLE _____

OWNER & DEVELOPER
THE WASATCH AVENUE TRUST, LLC
1387 W. WASATCH DR.
SALT LAKE CITY, UTAH, 84104

Ward Engineering Group
Planning • Engineering • Surveying
(801) 487-1181

Salt Lake City Office
231 West 800 South
Suite A
Salt Lake City, Utah 84119
Tel (801) 487-8080
Fax (801) 487-8668
www.wardeng.com

WASATCH AVENUE SUBDIVISION

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

D:\2021\10\20\21\Wasatch\Subdivision\Plat\Map\Map 20_21.dwg

CITY PUBLIC UTILITIES DEPARTMENT	SALT LAKE COUNTY PLANNING DEPARTMENT	CITY ENGINEERING DEPARTMENT	CITY PLANNING DEPARTMENT	CITY ATTORNEY	CITY APPLICANT	SALT LAKE COUNTY RECORDERS
APPROVED AS TO SANITARY DEEDS AND ACCORDS WITH LOCAL ORDINANCES ON THIS ____ DAY OF ____ 20__	APPROVED THIS ____ DAY OF ____ 20__	I HEREBY CERTIFY THAT I HAVE READ THE PLAT DRAWN BY THE OFFICE AND I DO HEREBY CONSENT TO ACCORDANCE WITH REQUIREMENTS ON FILE	APPROVED THIS ____ DAY OF ____ 20__ BY THE SALT LAKE CITY PLANNING COMMISSION	APPROVED AS TO FORM THIS ____ DAY OF ____ 20__	PRESENTED TO SALT LAKE CITY THIS ____ DAY OF ____ 20__ AND IT IS HEREBY APPROVED	RECORD NO. _____ DATE OF SALT LAKE COUNTY RECORDS OFFICE _____ AT THE REQUEST OF _____ DATE _____ TIME _____
SALT LAKE CITY PUBLIC UTILITIES DEPARTMENT	S. L. COUNTY RECORDERS DEPARTMENT	CITY ENGINEER	PLANNING CHIEF	SALT LAKE CITY ATTORNEY	SALT LAKE CITY APPLICANT	SALT LAKE COUNTY RECORDERS

ATTACHMENT D:

PROPERTY AND SITE PHOTOS



Photo of Subject Property

Photo showing east property line



Photo showing west property line



Photo of church directly across the street to the North



Photos of homes along Wasatch Avenue just west of the subject property

ATTACHMENT E:

ANALYSIS OF STANDARDS – R-1/5,000 ZONING DISTRICT

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

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standards	Proposed	Finding
<p>Minimum Lot Area: 5,000 square feet</p> <p>Maximum Lot Area: 7,500 square feet – new lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:</p> <ol style="list-style-type: none"> 1. The size of the new lot is compatible with other lots on the same block face; 2. The configuration of the lot is compatible with other lots on the same block face; and 3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face. 	<p>Lot 1: 5,015 square feet</p> <p>Lot 2: 5,015 square feet</p>	<p>Lot 1: Complies</p> <p>Lot 2: Complies</p>
<p>Minimum Lot Width: 50 feet</p>	<p>Lot 1: 37.5 feet of frontage on Wasatch Avenue</p> <p>Lot 2: 37.5 feet of frontage on Wasatch Avenue</p> <p>The average lot width along Wasatch Avenue, between Pueblo Street and Navajo Street is 71.8 feet.</p>	<p>Planned Development request for a reduction in the required lot width for Lot 1 and Lot 2 to 37.5 feet</p>
<p>Maximum Building Height: Varies depending on roof type:</p> <p>Pitched – 28 feet measured to ridge of the roof; <i>or</i></p> <p>Flat – 20 feet</p>	<p>The future single-family home on Lot 2 must comply with requirements of the R-1/5,000 zoning district at time of building permit issuance.</p>	<p>Lot 1: Complies</p> <p>Lot 2: Will comply</p>

<p>Maximum Exterior Wall Height: 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.</p>	<p>The future single-family home on Lot 2 must comply with requirements of the R-1/5,000 zoning district at time of building permit issuance.</p>	<p>Lot 1: Complies Lot 2: Will comply</p>
<p>Minimum Front Yard Requirement: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20').</p>	<p>Lot 1: The existing single-family home has a front yard setback of approximately 16 feet. Which is very common in this area of the homes built in the early 1900's. Lot 2: The building envelope of the future single-family home is shown on the plat. The applicant will be required to measure the average front yard setback for the proposed dwelling on Lot 2.</p>	<p>Lot 1: Complies Lot 2: Will comply</p>
<p>Minimum Interior Side Yard Requirement: 4 feet on one side and 10 feet on the other</p>	<p>Lot 1: The side yard measurements for the existing single-family home are 2.45 feet on one side (west), which is considered legal noncomplying, and with the proposed lot split, they are requesting approximately 7.17 feet on the other side (east). Lot 2: The building envelope of the future single-family home is shown on the plat. Lot 2 is required to have a 10-foot side yard setback on the west side and 4 feet on the east side.</p>	<p>Lot 1: Planned Development request for a reduction in the required 10-foot side yard setback on the east. Lot 2: Will comply</p>
<p>Minimum Rear Yard Requirement: 25 percent of the lot depth or 20 feet, whichever is less</p>	<p>Lot 1: The existing single-family home has a rear yard setback of approximately 70 feet. Lot 2: The 20-foot rear yard setback is shown on the preliminary plat.</p>	<p>Lot 1: Complies Lot 2: Will comply</p>
<p>Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.</p>	<p>Lot 1: Surface coverage is approximately 27%. Lot 2: The future single-family home on Lot 2 must comply with requirements of R-1/5,000 zoning district at time of building permit issuance.</p>	<p>Lot 1: Complies Lot 2: Will comply</p>

<p>Standards for Attached Garages:</p> <ol style="list-style-type: none"> 1. The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors. 2. No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless: <ol style="list-style-type: none"> a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced. b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or c. The garage doors will face a corner side lot line. 	<p>Lot 1 & 2: Upon Planned Development and Subdivision approval, a shared driveway will be used to access both lots from Wasatch Avenue. There are detached garages proposed for both lots to be placed in the rear yard.</p>	<p>Will comply</p>
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ATTACHMENT F:

ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

STANDARDS FOR PLANNED DEVELOPMENTS

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

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. 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.1: <i>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</i></p> <ol style="list-style-type: none"> 1. <i>A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</i> <p>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"> 1. <i>Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.</i> 2. <i>Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.</i> <p>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 <i>Westside Master Plan</i>.</p>

		While the property is not located within a local historic district, the retention of the existing single-family home contributes to the architectural and historic character of the neighborhood and preserves existing housing stock, which are both <i>Plan Salt Lake</i> initiatives and goals of the <i>Westside Master Plan</i> .
B. Master Plan Compatibility: 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	The proposed low-density residential development aligns with the future land use map and policies in the <i>Westside Master Plan</i> by providing housing options through compatible infill development.
C. Design and Compatibility: 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:	Complies	The proposal is generally compatible with the scale and density of the surrounding area. The acreage and lot width of the proposed lots is compatible with the block face and overall neighborhood/area.
C1 Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	Complies	The scale, mass and intensity of the proposed development is compatible with the existing neighborhood, which is mostly single-family homes. Lot 1 will retain the single-family home and the future single-family home on Lot 2 will meet the established setbacks of the R-1/5,000 zone. The <i>Westside Master Plan</i> future land use map designates the property and surrounding neighborhood as low density residential (1-15 dwelling units/acre). 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.
C2 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;	Complies	The future single-family home on Lot 2 will be subject to the front façade control requirements in section 21A.24.010.I. The front façade controls require the primary orientation of the building to be along the street. To maintain architectural harmony, the future single-family home is required to include an entrance door, and other architectural features such as windows, balconies, and porches in the front façade of the building, totally not less than 10 percent of the front façade elevation area.

C3	<p>Whether building setbacks along the perimeter of the development:</p> <ul style="list-style-type: none"> a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance. 	Complies	<p>The majority of the existing homes in the neighborhood do not meet the R-1/5,000 setback requirements and are generally built closer to the side property line than what is permitted. The existing side yard setback on the west side is approximately 2.45 feet and is legal noncomplying. The proposed side yard setback is approximately 7.17 feet on the east side.</p> <p>The proposed side yard setbacks of Lot 2 will meet the R-1/5,000 standards and will provide 10 feet on one side (west) and 4 feet on the other side (east).</p> <p>The proposed front yard setback for Lot 2 will meet the required setback, which is to be the average setback of the block face dwellings on the street. The proposed setbacks speak to the “compatible development” vision of the <i>Westside Master Plan</i>, which is to support future uses and structures that are designed and located in a manner consistent with the development patterns, building masses and character of the area in which they are located”.</p>
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	While no building plans have been submitted for Lot 2, the future single-family home is subject to the front façade controls in section 21A.24.010.I.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	No additional lighting is proposed.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	N/A
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Both lots will provide two on-site parking spots.
	<p>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p>	Complies	
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	There are two mature trees in the rear yard of Lot 1. One may need to be removed for the placement of the proposed detached garage.

D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	There is no additional landscaping being proposed by the applicant, but the existing fence will remain and act as a buffer to the adjacent properties.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	There is no proposed landscaping, but the proposed low-density development fits within the context and zoning of the neighborhood and isn't expected to create additional impacts.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	There is no proposed landscaping.
E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:		Complies	
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	A new curb cut will be put in west of the existing one for the shared driveway that will be placed between the lots. Both lots will be able to access parking in the rear yard. The character of the street will not be altered.
E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	Complies	There is a bicycle lane along the north side of Indiana Avenue, which connects to the larger active and public transportation network. Bus routes are available on 1300West and can be accessed by bike or by foot. The existing sidewalk on either side of the tree-lined street provides convenient access to the 800 South 900 West neighborhood commercial node.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The layout of the proposal includes direct access to the public sidewalk to access nearby adjacent uses and amenities. The corner of 800 South 900 West is zoned CB – Community Business District, There are also a variety of small-scale neighborhood businesses such as restaurants and a locally owned grocery store.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Emergency vehicles will continue to use California Avenue for access.

E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	N/A	
	F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.	Complies	<p>The subject property is not located in a historic district, but the proposal will retain the existing home that was built in 1909.</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>
	G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	Complies	Public utility connections will be fully evaluated during the building permits review phase of the development, and upgrades may be required by that department to serve the property.

ATTACHMENT G:

ANALYSIS OF STANDARDS – PRELIMINARY PLAT

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

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

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies	The subdivision generally complies with all applicable standards.
B. All buildable lots comply with all applicable zoning standards;	Complies, if the modifications to lot width and side yard setbacks are approved through the Planned Development	The proposal does not comply with the lot width requirement of 50 feet per lot and Lot 1 does not meet the 10-foot side yard setback requirements. The applicant is requesting Planned Development approval for the modifications.
C. All necessary and required dedications are made;	Complies	No dedications of property are required for this development.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities Department has reviewed and approved the proposal. Prior to receiving a building permit, Lot 2 will need to meet all applicable standards.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	The subdivision generally complies with all applicable standards.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The proposal complies with all other applicable laws and regulations, except where modified through the Planned Development.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Not applicable	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

PUBLIC NOTICES, MEETINGS AND COMMENTS:

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

- October 4, 2021: Early notification regarding the project mailed out
- Notices were mailed to property owners/residents within 300 feet of the proposal
- October 4, 2021: The Planning Division provided a 45-day comment period notice to the Poplar Grove Community Council but did not receive a request for the proposal to be heard at their meeting.
- Planning Division Open House – A virtual open house was held from October 4 – November 18, 2021.
- Notices were mailed to property owners/residents within ~300 feet of the proposal and sent out on the City's Planning listserv and community council contacts.

Notice of the public hearing for the proposal included:

- Public hearing sign notice posted on the property on November 22, 2021
- Public hearing notice mailed on November 23, 2021
- Public notice posted on City and State websites and Planning Division list serve on November 23, 2021

PUBLIC INPUT:

Staff has received one email in favor of the application, at the time of the writing of this staff report.

Applicant was not able to go before the Community Council prior to the Planning Commission meeting. No comment was given by the Community Council.

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

To: Diana Martinez, Planner
From: Samantha Stechschulte
11/16/2021 2:27 pm

Good afternoon Diane,

I am writing in regard to PLNSUB2021-00938 & PLNPCM2021-00681

I support adding density when it does not require an existing home to be demolished. As a city, we are in desperate need of additional housing of all capacities.

Thank you for your consideration!

Warmly,

Samantha Stechschulte
Realty ONE Group
Licensed Real Estate Professional

ATTACHMENT I:

DEPARTMENT REVIEW COMMENTS

PUBLIC UTILITIES – Jason Draper

- The water service for the existing home is in front of lot 2 - an easement may need to be granted from lot 2.
- The sewer for lot 1 may also be on lot 2.
- Each lot will need its own water and sewer service.
- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.

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

ENGINEERING – Scott Weiler

Address for Lot 2 will be changed to 1379. The applicant will be required to obtain a new address certificate. Engineering is satisfied with the preliminary plat and will make final checks when a final plat is submitted.

TRANSPORTATION – Michael Barry

- Two off street parking spaces for each single-family residence.
- The shared driveway provides access to garages. Additional hard surfacing will be required in addition to the shared driveway to maneuver into the garages.
- The garages must have an interior clear space of at least eighteen and a half feet (18.5 ft.) (width) by at least seventeen and a half feet (17.5 ft.) (depth) for the two required parking spaces.
- The new driveway must be at least five feet away from any public utility infrastructure such as a fire hydrant, power pole, water meter, etc.
- The abandoned driveway must be removed and replaced with curb & gutter and landscaping in the park strip.

FIRE – Edward Itchon

There are no issues with the application.