



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Principal Planner, amanda.roman@slcgov.com

Date: February 9, 2022

Re: Planned Development Approval Time Extension Request – PLNPCM2020-00681

ACTION REQUIRED: Vote on granting a time extension for a Planned Development approval for a two lot subdivision at 1159 E 1300 S.

RECOMMENDATION: Grant a one-year time extension for the Planned Development to expire on Monday, February 27, 2023.

BACKGROUND/DISCUSSION: On February 24, 2021, the Planning Commission approved a Planned Development and Preliminary Plat petition to subdivide the lot at 1159 E 1300 S. The applicant did not submit development plans with the proposal but intends to build a single-family home on the second lot. They are working on the building plans, which have been delayed due to the COVID-19 pandemic and additional time is needed to proceed with the project.

Per Section 21A.55.080, “No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing. The Planning Commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval.”

The applicant has not submitted building plans to the Building Services Division and has not obtained any building permits for work on the development at this time. As such, a time extension request is required to maintain the original Planned Development approval. The applicant requested a time extension on January 18, 2022.

The Planning Commission may grant time extensions for Planned Development approvals for up to one additional year. A one-year extension would push the expiration date of approval to Monday, February 27, 2023. If the extension is granted, the applicant will need to obtain a building permit or submit complete building plans to Building Services Division before that date; otherwise, request for another time extension.

ATTACHMENTS:

- A. [Time Extension Request Letter](#)
- B. [Original Record of Decision Letter](#)
- C. [Original Staff Report](#)

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

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AJ Reilly

1551 Olivet Ln
La Jolla, CA 92037
(760)297-8570
ajreilly1@gmail.com

January 18, 2022

Amanda Roman

Principal Planner
City of Salt Lake

Dear Amanda Roman ,

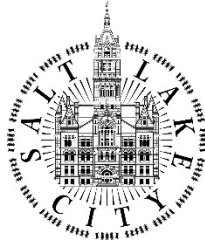
I would like to ask for an extension to the planned development project PLNPCM2020-00681 at address 1159 w 1300 s Salt Lake City UT 84102. The house is currently being designed and worked on by architects and structural engineers but has taken longer than normal to complete due to the current work environment we are all facing. I still plan to build a single family home compliant with the planned development on the new approved lot. An extension on this project would be greatly appreciated.

Sincerely,

AJ Reilly

ATTACHMENT B: ORIGINAL RECORD OF DECISION LETTER

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DEPARTMENT of COMMUNITY AND NEIGHBORHOODS

Erin Mendenhall
MAYOR

Blake Thomas
DIRECTOR

February 25, 2021

Anthony Reilly
6917 Enders Avenue
San Diego, California 92122

Re: RECORD OF DECISION PLNPCM2020-00681 PLANNED DEVELOPMENT &
PLNSUB2020-00683 PRELIMINARY SUBDIVISION PLAT AT 1159 E 1300 S:

Dear Anthony Reilly,

This letter is the Record of Decision relative to petition PLNPCM2020-00681 regarding a request for a Planned Development and PLNSUB2020-00683 a request for Preliminary Subdivision Plat approval. The property is located in the R-1/5,000 Single-Family Residential District.

On February 24, 2021, the Salt Lake City Planning Commission approved the Planned Development and Preliminary Subdivision Plat request for the property at 1159 E 1300 S. The following conditions were applied to the request:

1. The structure on Lot 2 shall have quality primary exterior building materials such as brick and stone and accent materials such as hardie board siding and stucco.
2. The structure on Lot 2 shall be subject to the requirements of 21A.24.010.I Front Façade Controls.
3. No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing. The Planning Commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval.
4. Prior to the recordation of the final subdivision plat, the detached garage on Lot 2 must be demolished.
5. The applicant shall submit a final plat for review within 18 months.
6. The applicant shall comply with all required department comments and conditions.

The decision of the Planning Commission was based on the analysis and findings listed in the staff report, testimony and plans presented during the meeting. The decision considers the general purpose of the zoning ordinance as well as the purpose of the zoning districts where the proposal is located.

Copies of this information may be found at:

<http://www.slcdocs.com/Planning/Planning%20Commission/2021/02.%20February/00681.00683StaffReport.pdf>

The purpose of the R-1/5,000 zoning district is as follows:

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.

The purpose of a Planned Development is as follows:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The City seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

1. *Open Space and Natural Lands*
2. *Historic Preservation*
3. *Housing*
4. *Mobility*
5. *Sustainability*
6. *Master Plan Implementation*

The decision of the Planning Commission is located on the Planning Division's website at:

<http://www.slcdocs.com/Planning/Planning%20Commission/2021/02.%20February/PC02.24.2021SOA.pdf>

The minutes of the Planning Commission meeting are tentatively scheduled to be adopted on March 10, 2021. Copies of the adopted minutes will be posted on the Planning Division's website the day after they are adopted at: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

This Record of Decision is provided to you indicating the date, the action taken, to approve the request with conditions, the pertinent appeal periods; and, to what body an appeal can be made.

Approvals for Planned Developments expire in **12 months** of the date of this Record of Decision unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services within that period or unless a longer time is requested and granted by the Planning Commission. Extension requests must be submitted prior to expiration of the approval.

Appeal by an Affected Party:

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on **Monday, March 8, 2021**.

If you have any further questions about the Planning Division's processes, please contact me at (385) 386-2765 or by e-mail at amanda.roman@slcgov.com. It was a pleasure working with you.

Sincerely,

A handwritten signature in black ink that reads "Amanda Roman". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Amanda Roman
Principal Planner

cc: Case file PLNPCM2020-00681 & PLNSUB2020-00683

ATTACHMENT C: ORIGINAL STAFF REPORT

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Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHORHOOD DEVELOPMENT

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

PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

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

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

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

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

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

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

1. The structure on Lot 2 shall have quality primary exterior building materials such as brick and stone and accent materials such as hardie board siding and stucco.
2. The structure on Lot 2 shall be subject to the requirements of 21A.24.010.I Front Façade Controls.
3. No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing. The Planning Commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval.
4. Prior to the recordation of the final subdivision plat, the detached garage on Lot 2 must be demolished.
5. The applicant shall submit a final plat for review within 18 months.
6. The applicant shall comply with all required department comments and conditions.

ATTACHMENTS

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

PROJECT DESCRIPTION

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

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

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

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

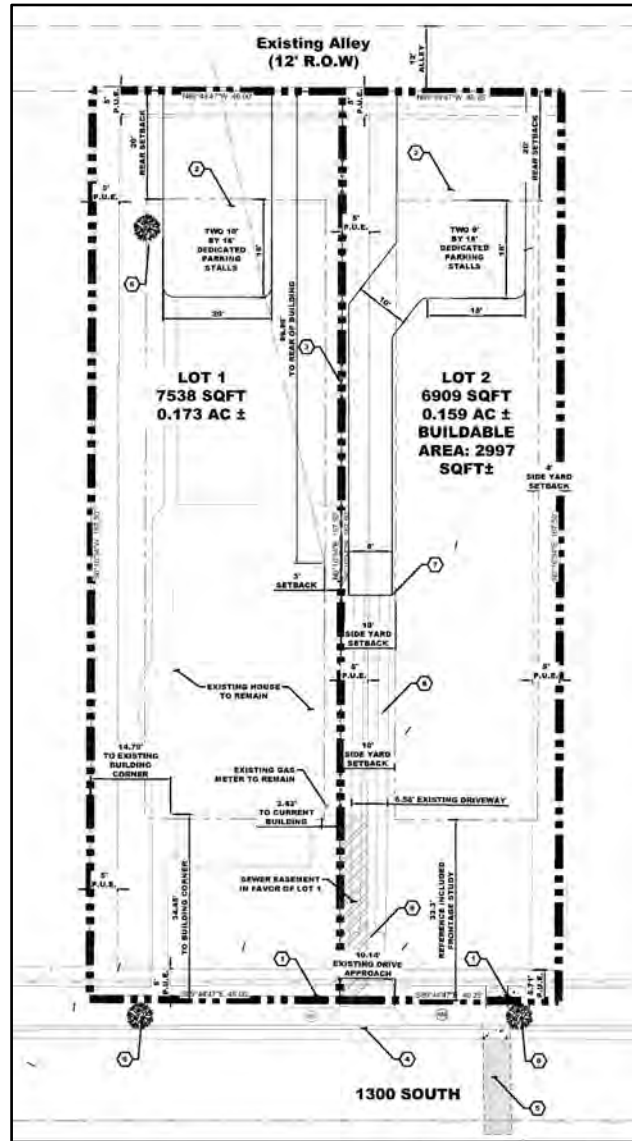
Summary of Requested Zoning Regulations to be Waived

Lot 1:

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

Lot 2:

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



Proposed Site Plan

KEY CONSIDERATIONS

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

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

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

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

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

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

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

Consideration 2: Driveway & Parking Locations

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

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

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



Aerial of the Subject Property and Private Alleyway

Consideration 3: Single-Family Home Design on Lot 2

Building plans were not submitted for Lot 2, but the narrative speaks to the future design of the home, which will meet all R-1/5,000 zoning requirements including setbacks, height, and lot coverage. In addition to meeting all zoning standards, a condition of approval requires the dwelling on Lot 2 to also adhere to the Front Façade Controls in section 21A.24.01o.I:

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

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

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

Consideration 4: Compliance with Citywide and Community Master Plans

Central Community Master Plan (2005)

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

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

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

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

Residential Land Use Policy #1:

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

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

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

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

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

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

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

Objective 6: Increase home ownership opportunities

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

Plan Salt Lake (2015)

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

Growth:

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

Housing:

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

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

DISCUSSION

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

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

NEXT STEPS

APPROVAL

Planned Development and Subdivision

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

DENIAL

Planned Development and Subdivision

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

ATTACHMENT A:

Vicinity Map



Salt Lake City Planning Division, 12/28/2020

ATTACHMENT B:

Project Narrative & Frontage Study

1. Project Description

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

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

2. Planned Development information

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

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

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

a. *Initiatives*

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

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

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

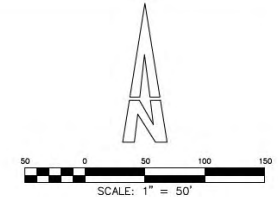
is being requested for the existing house for the side yard setback. The side yard set back for the existing home on lot 1 would be 3 feet. That setback meets international fire code. Additionally, the building site for the proposed newly constructed home on lot #2 would be shifted to the east side of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

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

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

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

		Frontage Comparison																											
Address 1300 South		1111	1123	1139	1143	1145	1151	1169	1175	1185	1193	1205	1206	1211	1215	1221	1233	1247	1251	1259	1261-63	1267	1271-73	Average					
Lot Width	49.00	50.00	43.25	43.25	49.50	60.75	50.00	69.00	50.00	50.00	80.00	52.00	50.00	52.00	46.50	46.50	56.00	62.00	41.25	46.00	45.00	46.00	51.73						
Building Setback	21.4	28.1	21.0	19.6	20.8	61.2	18.2	48.0	20.6	28.1	35.9		45.3	38.6	40.2	52.4	38.8	34.5	38.4	29.6	27.2	31.5	33.3						



		Frontage Comparison																											
Address 1300 South		1120	1126	1130	1136	1140	1144	1148	1150	1160	1174	1174	1180	1186	1192	1220	1226	1232	1254	1256	1274	Average							
Lot Width	46	39.91	46	41	40	40	40	40	41.25	41.25	41.25	41.25	41.25	42.59	43.00	50.00	50.00	50.00	43.75	63.75	52.45	44.28							

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

PRELIMINARY
NOT FOR
CONSTRUCTION

1-800-662-4111
 (IN THE STATE OF UTAH)
 801-266-2100
 LET'S GET THE JOB DONE RIGHT

SALT LAKE CITY
LOT SPLIT
1159 EAST 1300 SOUTH
SALT LAKE CITY, UTAH

REV	DATE	DESCRIPTION

FRONTAGE/SETBACK
EXHIBIT

EX-1

DETAILED BY:	DETAILED BY:	CHECKED BY:	PROJECT #:
TJB	TJB	CC	20-005
8.5.2020	8.5.2020	8.5.2020	

ATTACHMENT C:

Preliminary Subdivision Plat & Civil Set



VICINITY MAP N.T.S.

OWNER/DEVELOPER
AJ REILLY
ADDRESS: 6917 ENDERS AVE.
SAN DIEGO, CA. 92122
PHONE: (760) 297-8570
E-MAIL: AJREILLY1@GMAIL.COM

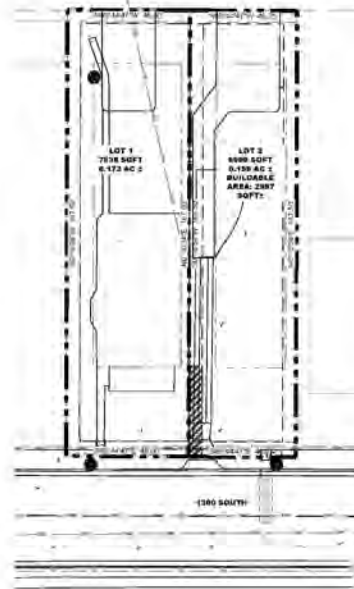
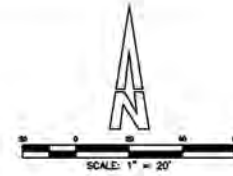
ENGINEER
AVAIL ENGINEERS
COLBY CAIN P.E.
ADDRESS: 573 EAST 2700 SOUTH
SALT LAKE CITY, UT. 84106
PHONE: (775) 781-6456
E-MAIL: CCAIN@AVAILENGINEERS.COM
WEB: AVAILENGINEERS.COM

SURVEYOR
MATT STONES, PLS
ADDRESS: 842 SOUTH 1150 WEST
CLEARFIELD, UT 84015
PHONE: (801) 201-5966
E-MAIL: MATT.STONES53@GMAIL.COM.COM

SHEET INDEX
C0-0 COVER
C0-1 GENERAL NOTES
C0-2 DEMO PLAN
C1-0 SITE PLAN
C2-0 UTILITY PLAN

AJ REILLY SUBDIVISION

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



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SALT LAKE CITY, UT.
84106



SALT LAKE CITY
LOT 1 & 2

1150 EAST 1300 SOUTH
SALT LAKE CITY, UTAH

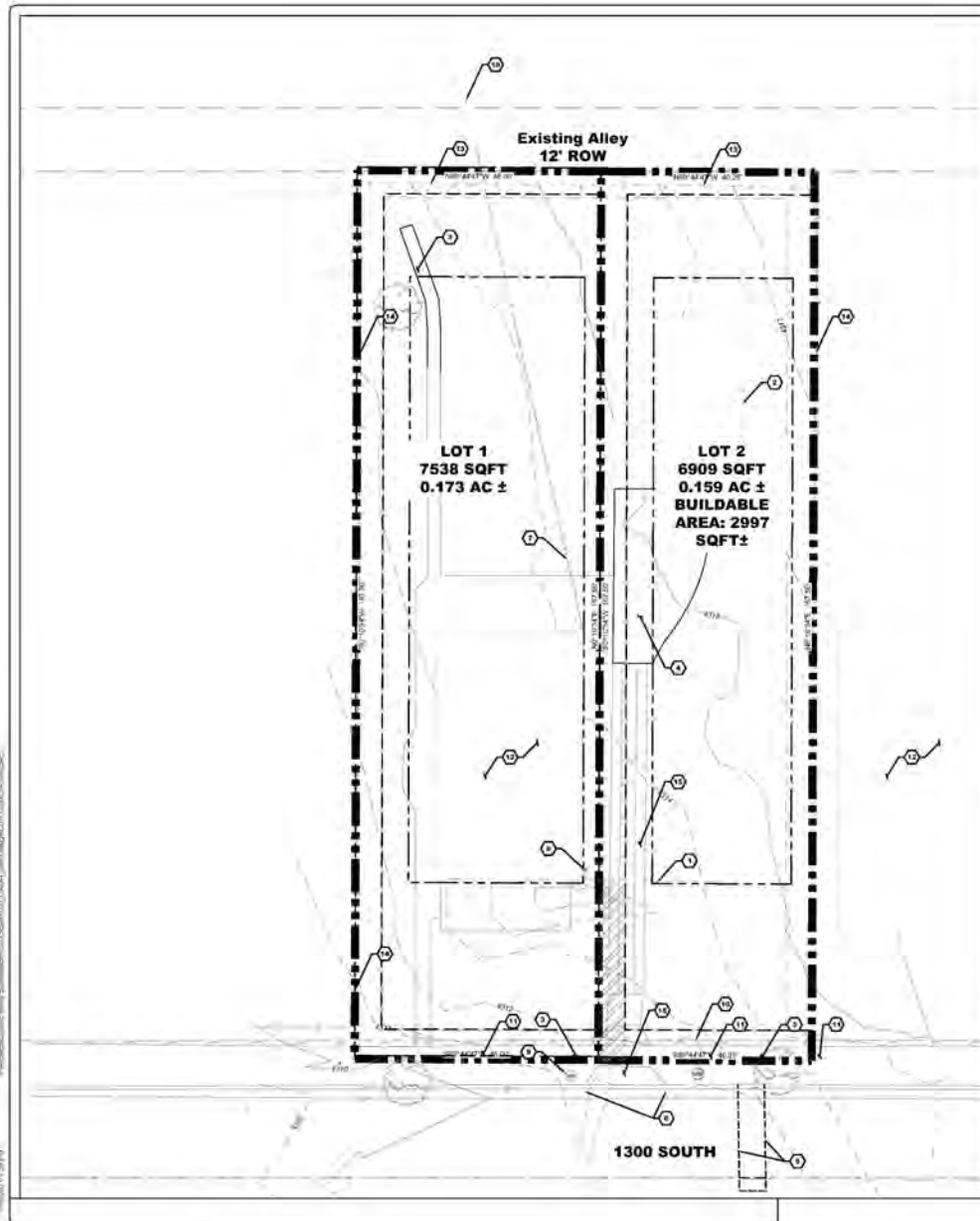
DESCRIPTION
SALT LAKE CITY REZONING
SALT LAKE CITY REZONING

REV
DATE
1
12/20/20

COVER

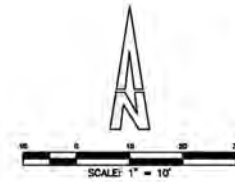
C0-0

DETAILED BY: TJS 12.2.2020
DETAILED BY: TJS 12.2.2020
CHECKED BY: CS 1.14.2021
PROJECT #: 20-005



DEMO PLAN KEY NOTES

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



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



SALT LAKE CITY
LOT SPALT

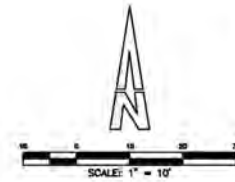
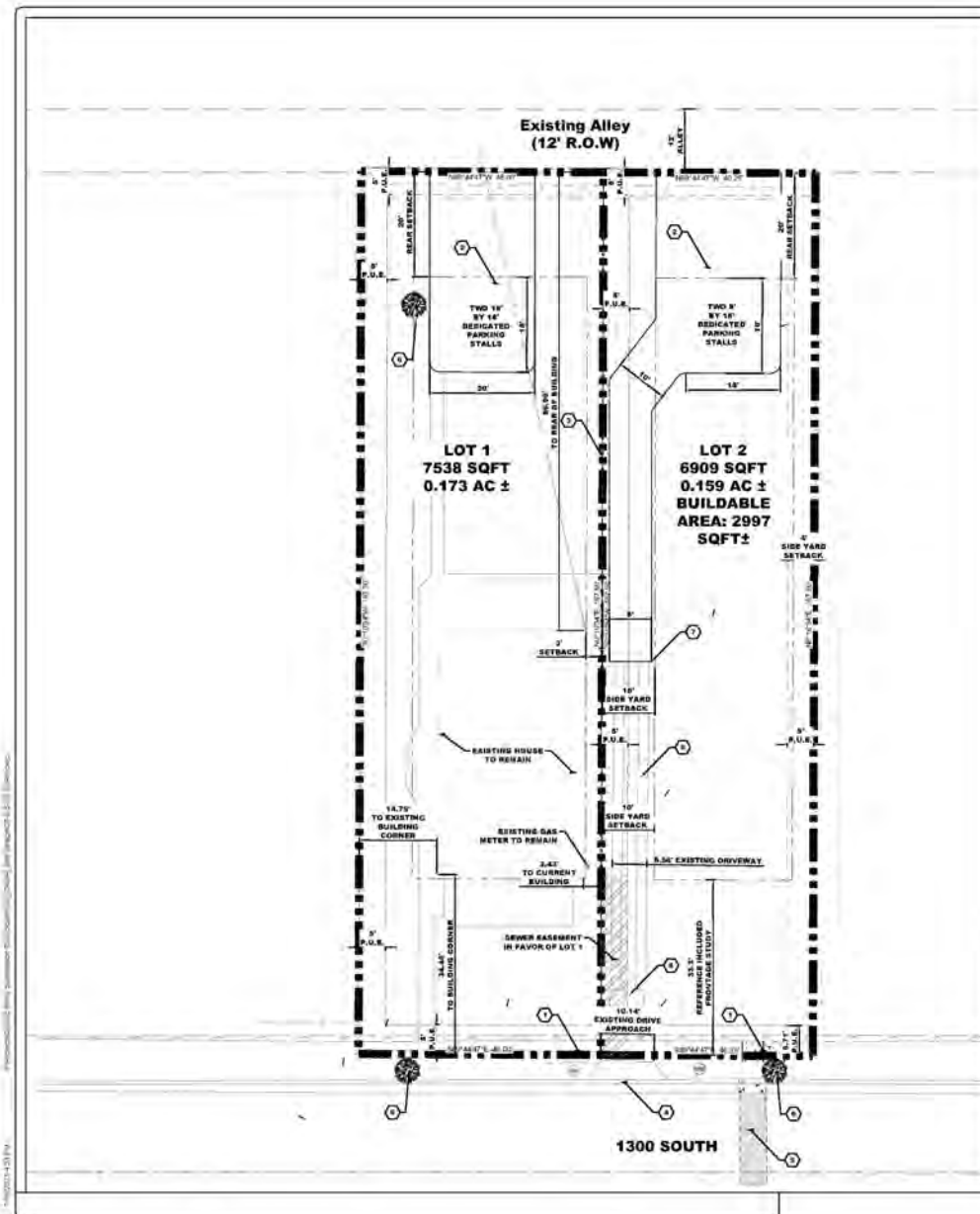
1155 EAST 1300 SOUTH
SALT LAKE CITY, UTAH

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

DEMO PLAN

C0-2

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



SITE PLAN KEY NOTES

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

- ② TURNISH AND INSTALL CONCRETE PARKING PAD

- 5 FURNISH AND INSTALL 5' FENCE.

6. REPAIR EXISTING DRIVE APPROACH FOR AFWA STANDARD PLAN 221;
2012 EDITION.

-  FURNISH AND INSTALL ASPHALT PATCH PER APWA STANDARD PLAN 258 2012 EDITION

- 6 EXISTING 4" DIAMETER TRUNK TREE TO REMAIN.

7. CONNECT TO EXISTING DRIVEWAY WITH NEW DRIVEWAY.

- EXISTING DRIVEWAY PROTECT IN PLACE.



SALT LAKE CITY
LOT SPLIT

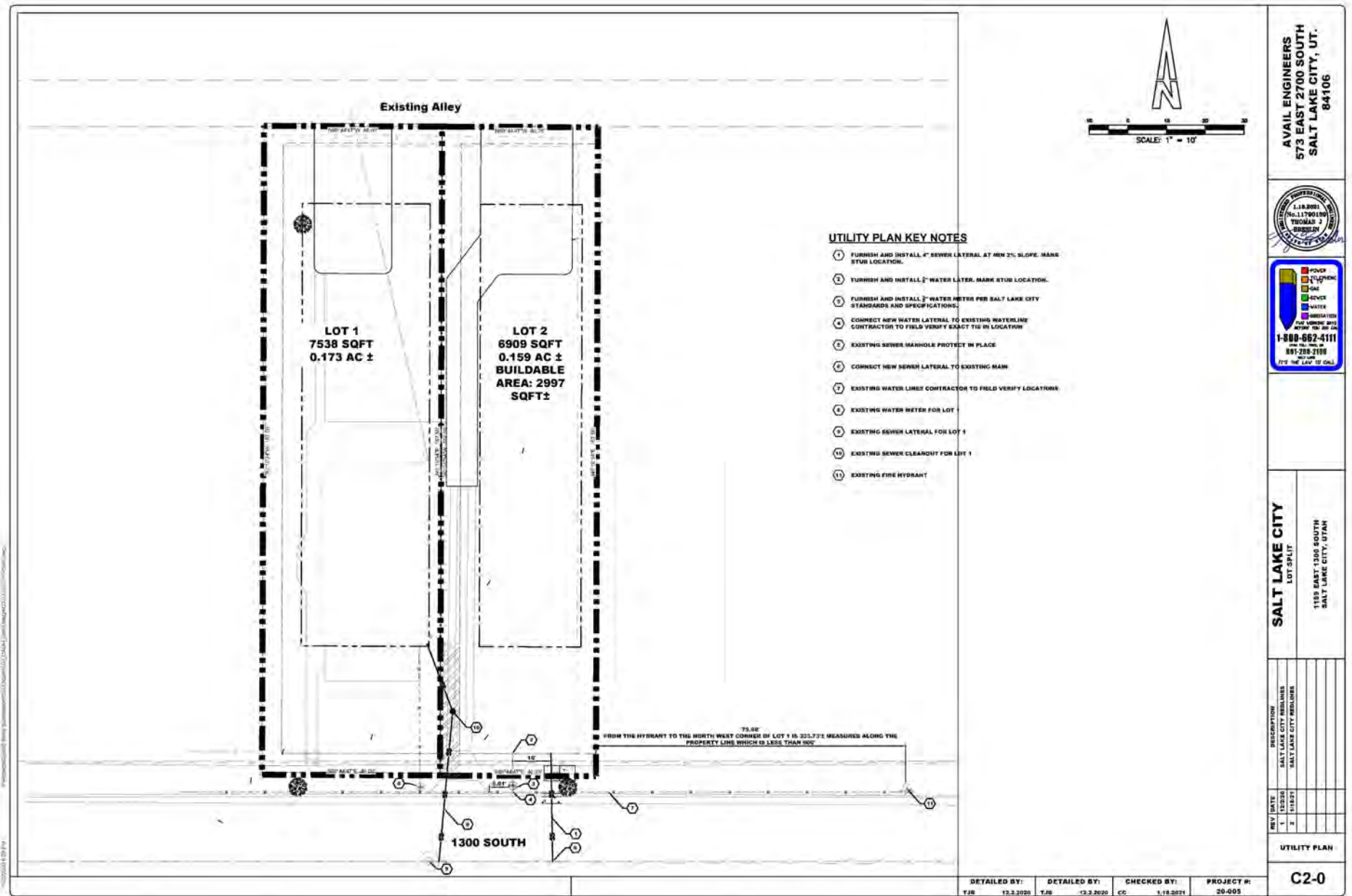
1169 EAST 1300 SOUTH
SALT LAKE CITY, UTAH

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

SITE PLAN

C1-0

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



ATTACHMENT D:

Property & Vicinity Photos



Subject Property - 1159 E 1300 S



Existing Driveway



Rear yard - looking south



Rear yard - looking northwest



Driveway + Lot 2



Duplex to the east



Single family home to the west



1300 S - southern block face



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



Alley looking east



Existing wood fence (right) along the rear property line



Alley looking west + rear property access (left)

ATTACHMENT E:

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

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

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

Standard	Proposed	Finding
<p>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: 7,538 square feet (exceeds the maximum lot size of 7,500 square feet)</p> <p>Lot 2: 6,909 square feet</p>	<p>Lot 1: The proposed lot meets the standards in 21A.24.070.G. The proposed size, configuration, and lot width are compatible to the lots on the same block face</p> <p>Lot 2: Complies</p>
<p>Minimum Lot Width: 50 feet</p>	<p>Lot 1: 46 feet of frontage on 1300 East</p> <p>Lot 2: 40.25 feet of frontage on 1300 East</p> <p>The average lot width on the northern block face of 1300 South is 51.73 feet. The average lot width on the southern block face of 1300 South is 44.28 feet.</p>	<p>Request for a reduction in the required lot width for Lot 1 and Lot 2</p>
<p>Maximum Building Height: Varies depending on roof type:</p> <p>Pitched – 28 feet measured to ridge of the roof; or</p> <p>Flat – 20 feet</p>	<p>The future single-family home on Lot 2 must comply with requirements of the R-1/5,000 zoning district at time of building permit issuance.</p>	<p>Lot 1: Complies</p> <p>Lot 2: Will comply with the R-1/5,000 building height standards upon building permit approval. No height modifications were requested.</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.	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.	Lot 1: Complies Lot 2: Will comply
Minimum Front Yard Requirement: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20').	Lot 1: The existing single-family home has a front yard setback of 33.3 feet, which is the average front yard setback of existing buildings within the block face. Lot 2: The applicant is proposing a 33.3 front yard setback for the future single-family home on Lot 2.	Lot 1: Complies Lot 2: Will comply
Minimum Interior Side Yard Requirement: 4 feet on one side and 10 feet on the other	Lot 1: The proposed interior side yard measurements for the existing single-family home are 3 feet on one side (east) and approximately 15 on the other (west). 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.	Lot 1: Request for a reduction in the required 4-foot side yard setback (east) Lot 2: Will comply
Minimum Rear Yard Requirement: 25 percent of the lot depth or 20 feet, whichever is less	Lot 1: The existing single-family home has a rear yard setback of approximately 87 feet. Lot 2: The 20-foot rear yard setback is shown on the preliminary plat.	Lot 1: Complies Lot 2: Will comply
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.	Lot 1: Surface coverage is approximately 15%. 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.	Lot 1: Complies Lot 2: Will comply

<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: Upon Planned Development and Subdivision approval, the existing driveway will be used to access Lot 2. There is no garage proposal for Lot 1. Two off-street parking spaces, as required per section 21A.44.030 Minimum Off Street Parking Requirements, will be located in the rear yard and will be accessed via the private alleyway. Parking dimensions are shown on the civil set.</p> <p>Lot 2: While an attached garage is permitted on Lot 2, the lot width of 40.25 feet would make it difficult to build. The existing driveway provides access to two legal off-street parking spaces to be located behind the front façade of the future single-family dwelling.</p>	<p>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> <i>1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</i></p> <p>The applicant's project narrative states that the proposal supports three of the guiding principle's in Plan Salt Lake: Neighborhoods, Growth, and Housing.</p> <p>Maintaining neighborhood stability and character, supporting neighborhoods and districts in carrying out the City's collective vision, creating a safe and convenient place for people to carry out their daily lives, and supporting neighborhood identify and diversity.</p> <p>The proposal also meets objective B: Historic Preservation. <i>1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.</i> <i>2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.</i></p> <p>Staff Review: The proposal respects the scale and development pattern of the low-density residential neighborhood. The</p>

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

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

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:			
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	There are no mature trees located on the property, but both of the trees in the park strip will be preserved and maintained.
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. A new fence will be built along the new side yard property boundary.
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	There will be no additional curb cuts or driveways added to 1300 South. The existing private alley will service Lot 1 and Lot 2 will utilize the existing driveway to access parking in the rear yard. The character of the street will not be altered.
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 1300 South, which connects to the larger active and public transportation network. Bus routes are available on 1100 and 1300 East and can be accessed by bike or by foot. The existing sidewalk on either side of the tree-lined street provides convenient access to the 1100 East 1300 South neighborhood commercial node.
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 1100 East 1300 South is zoned CN – Neighborhood Commercial and houses a variety of small-scale neighborhood

			businesses such as restaurants and a locally owned grocery store.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Emergency vehicles will continue to use 1300 South 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 1915.</p> <p>The importance of retaining existing housing is referenced across various city and neighborhood plans. Preserving the housing stock helps to maintain neighborhood stability and character and encourages infill development.</p>
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 modification 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 4-foot side yard setback requirement. 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. As noted in note #7 on the plat, there is a perpetual easement for the maintenance and repair of the existing sewer lateral on Lot 2 in favor of Lot 1.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	According to the Engineering review, the asphalt restoration in 1300 South must be completed as specified in the 2012 edition of APWA Std. Plan 255.
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 Notice, Meetings, Comments

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

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

Notice of the public hearing for the proposal included:

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

PUBLIC INPUT

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

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

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

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

Kyle,

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

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

Thanks again for your interest and comments. D.

Regards,

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

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

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

1159 E 1300 S

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

Southern Highland

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

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

Hi Amanda,

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

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

Thank you!

Luke Salisbury | [REDACTED]

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

Dear Ms. Roman,

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

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

Thank you,

Jeanette M. Ricci

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

Dear Amanda,

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

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

Respectfully,

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

ATTACHMENT I:

Department Review Comments

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

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

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

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

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

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

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

Fire (Douglas Bateman at douglas.bateman@slcgov.com)

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

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

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

Planning (Amanda Roman at amanda.roman@slcgov.com or (385-386-2765)

No additional comments.

Zoning (Kaitlynn Harris at kaitlynn.harris@slcgov.com)

No comments.

Building (William Warlick at william.warlick@slcgov.com)

No comments.