



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Diana Martinez, Principal Planner, diana.martinez@slcgov.com or 801-535-7215
Date: August 10, 2022
Re: PLNSUB2022-00341 - Preliminary Plat
PLNPCM2022-00378 - Planned Development

Preliminary Plat and Planned Development

PROPERTY ADDRESS: 1492 So. Lincoln St.
PARCEL ID: 16-17-133-340-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: R-1-5,000 (Residential)

REQUEST:

The property owner, Janae Briggs, is requesting Preliminary Subdivision Plat and Planned Development approval, for the property at approximately 1492 South Lincoln Street.

- **Preliminary Subdivision Plat** -approval to subdivide the property into two-lots.
- **Planned Development** – approval for the following modification:
 - Lot width modification from 50 feet to 49 feet on Lot 1 and to 41 feet on Lot 2.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the requests with the following condition:

- Applicant to obtain a demolition permit and remove the existing garage prior to obtaining any building permits for a new dwelling or other accessory buildings.

ATTACHMENTS

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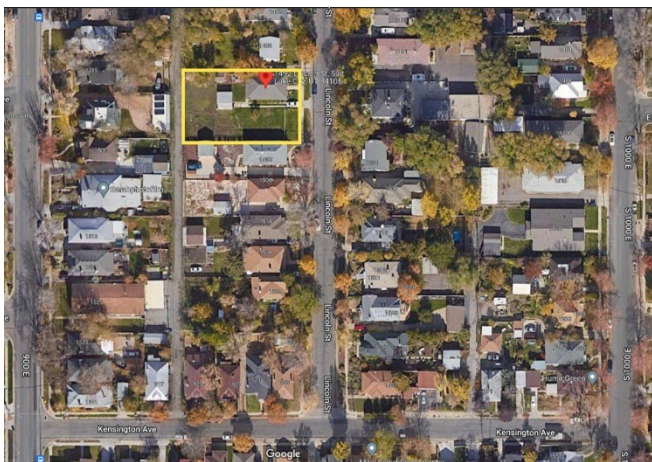
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PROJECT DESCRIPTION

The property owner, Janae Briggs, is requesting approval to subdivide the existing parcel at 1492 S. Lincoln Street into two separate lots. The existing parcel is approximately 13,939 square feet in size, which exceeds the 10,000 square foot minimum for a Planned Development in the R-1-5,000 zone. The applicant’s proposal to subdivide the property needs Planned Development approval because the current R-1/5,000 zoning standards require new lots to have a lot width of 50 feet. The lot widths for the proposed widths are less than the 50-foot requirement, therefore the applicant is asking for a modification from the 50-foot requirement to 49 feet for Lot 1 and 41 feet for Lot 2.



Subject property – looking to the west from Lincoln Street.



Currently, the south portion of the subject property is vacant. The existing house on the property is approximately 57-feet from the south property line and four feet from the north property line. This is an unusually large lot for this area, it has a lot width of approximately 91 feet wide.

The applicant is intending to keep the existing home on the property and will sell the new lot, if approved. Proposed building plans for a single-family dwelling for Lot 2 were not submitted with this application. On-site parking for Lot 2 will need to be as a shared driveway between the two lots, or Lot 2 can have parking accessed from the alleyway adjacent to the west.

This property is part of the Big Field Survey (plat A). Prior to the city-wide rezone in 1995, this area was primarily zoned R-2, which allowed two-family dwellings. There are a mix single-family dwellings and multi-family (4 unit) buildings along Lincoln Street. The current zoning only allows single-family dwellings to be constructed.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with Citywide and Community Master Plans
2. Reduced lot width for Lot 1 & Lot 2
3. Driveway and parking locations

Consideration 1: 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. Bus routes 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.

Consideration 2: Reduced lot width for Lot 1 & Lot 2

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 49 feet (Lot 1) and 41 feet (Lot 2). While the proposal doesn't meet current standards, it is compatible with the parcels on the block face and those across the street. The subject property is currently approximately 91 feet wide, making it the widest on the western block face of Lincoln Street. Excluding the subject property, the average lot width along the western block face is approximately 45 feet. Of the 20 existing parcels, 11 have a width less than the required 50 foot minimum. If approved, Lot 2 would be fifteen feet wider than the narrowest lot on the block face.

Consideration 3: 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 south of the single-family dwelling that leads to a detached garage, which will be demolished prior to final plat recordation. Since building plans for Lot 2 were not submitted, construction of a new dwelling on Lot 2 will be required to meet the parking requirement for a single-family dwelling. Two on-site parking spaces will need to be located on the property, either accessed from Lincoln Street or from the alley abutting the property to the west.

STAFF DISCUSSION

The proposal generally meets the Planned Development standards ([Attachment E](#)), 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, except for the modifications being requested for, as noted in [Attachment F](#).

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 of the Requests

If the petitions are approved by the Planning Commission, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. A final plat application will need to be submitted and recorded with Salt Lake County.

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.

Denial of the Requests

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.

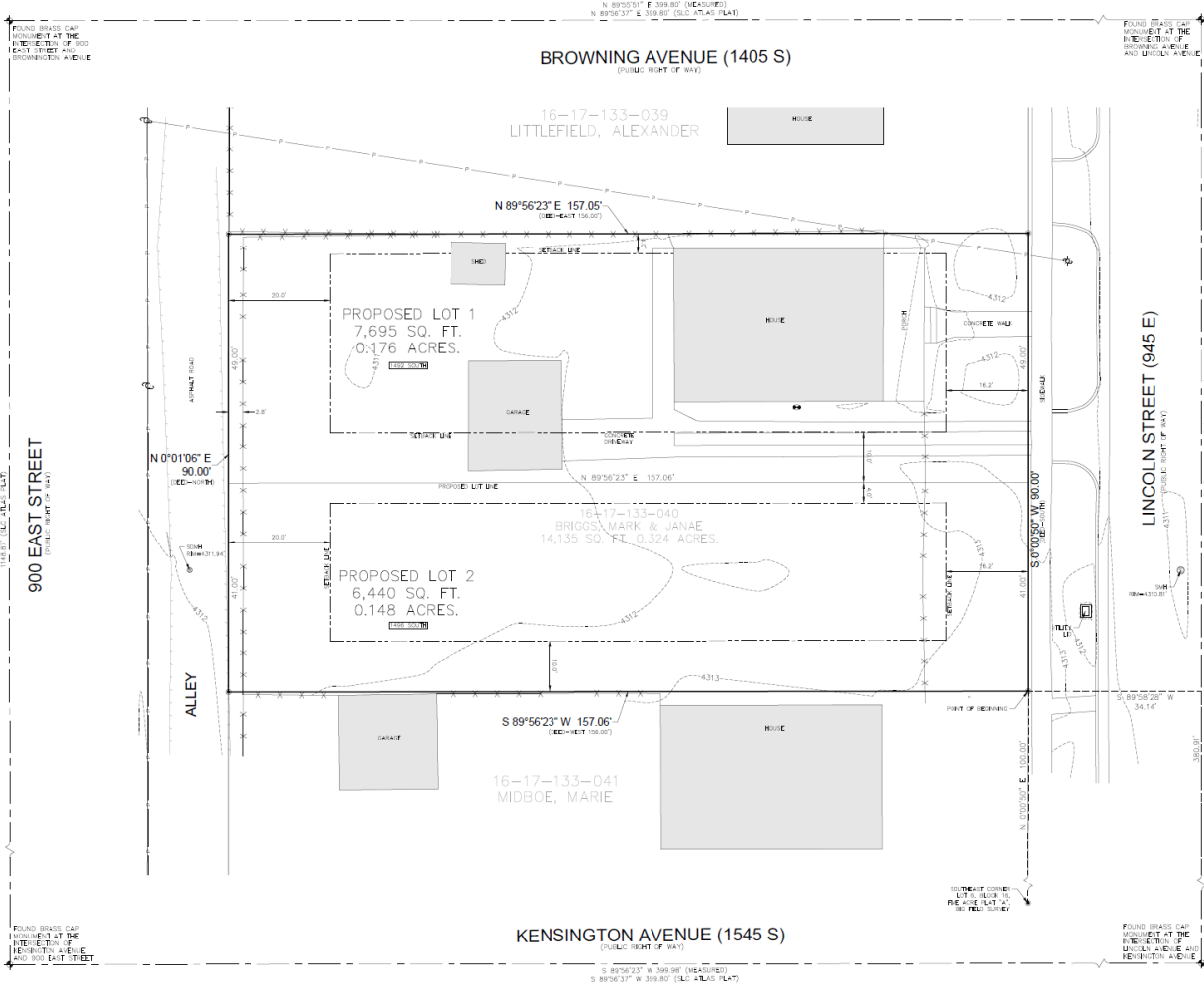
ATTACHMENT A: Vicinity Map



ATTACHMENT B: Plan Set

LINCOLN AVENUE SUBDIVISION

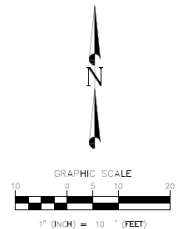
LOCATED IN THE BLOCK 16, 2-4-106 PLAT "A"
SALT LAKE CITY ATLAS PLAT LOCATED IN THE
NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1
SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN



Surveyor's Certificate
I, Nathan D. Weber, certify that I am a Professional Land Surveyor as prescribed under the laws of Utah and that I hold license no. 5552762. I further certify that a land survey was made of the property described below, and the bearings of that survey are as shown herein.

Bound Description
Block 16-24-106-2002
2-4-106-2002

COMMENCING at a point on the West side of Lincoln Avenue, 330 feet East and 100 feet North of the Southeast corner of Lot 16, Block 16, Plus one that 24-106-2002 Survey as Section 17, Township 1 South, Range 1 East, Salt Lake Meridian and running thence West 156 feet, thence North 89 feet, thence East 156 feet, thence South 90 feet to the place of beginning.



- LEGEND**
- Boundary Line
 - Lot Line
 - Right-of-Way Line
 - Adjacent Line
 - Street Centerline
 - Building Setback Line
 - Fence Line
 - Edge of Asphalt
 - Overhead Power Line
 - Well
 - Water Valve
 - Street Sewer Manhole
 - Property Corner
 - Found Street Monument
 - Gas Meter
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole

Owner/Developer:
BRIGGS BRIGGS
1492 LINCOLN ST.
SALT LAKE CITY, UT

Narrative:
The intent of dividing to North 0°01'06" West between the found brass monuments at 900 East Street at the intersection of Browning Avenue and Kensington Avenue as shown.

The purpose of this survey is to create and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

LOCATED IN THE BLOCK 16, 2-4-106 PLAT "A"
SALT LAKE CITY ATLAS PLAT LOCATED IN THE
NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1
SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN

DATE	7/22/2022
FILE NO.	20-142
JOB No.	20-142
SHEET	1 of 1

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ATTACHMENT C: Applicant's Narrative

Standards for Planned Developments

Planned Development Objectives:

The subject property is presently a large lot with a single family home at 1492 Lincoln Street. What I would like to do is to divide the single family home from the vacant lot to the south. I would like to be able to have 2 adjacent lots with the intent to sell the vacant lot at a later date. If the proposed division is approved, the existing garage will be taken down and removed.

Approval is required to divide the lots due to the vacant lot only having 41 feet instead of the required 50 feet. The single-family home lot would be 49 feet, a foot shorter than the required 50 feet. If this project is approved, it would be consistent with the existing neighborhood and Master Plan objectives. It would also meet the fire code. The proposed lot line will be consistent with the required 4 foot set back, once the garage is demolished upon approval of this application. The resulting set back will be greater than most of the existing homes in the neighborhood.

Both lots would meet all other building codes including the minimum lot size. Lot #1 would be 7,695 square feet and Lot #2 would be 6,440 square feet. Dividing the property would allow for the building of a home, at a later date, which would help to provide additional housing in a densely populated area which is in a housing shortage. It would also provide an opportunity for future residents to live in a desirable area.

This project would meet the city objective of Master Plan Implementation as outlined in 21A.55.010

The project accomplishes goals outlined in the Central Community Master plan.

Guiding Principle

Neighborhoods:

1. Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.
 - Maintain neighborhood stability and character
 - Support neighborhoods and district in carrying out the City's collective vision
 - Create a safe and convenient place for people to carry out their daily lives
 - Support neighborhood identity and diversity.

Growth:

Growing responsibly while providing people with choices about where they live, how they live, and how they get around.

- 2040 Target
 1. Increase Salt Lake City's share of the population along the Wasatch Front

- Initiatives
 1. Promote infill and redevelopment of underutilized land
 2. 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.

- Initiatives
 1. Direct new growth toward areas with exciting infrastructure and services that have the potential to be people oriented.

This proposed planned development will provide housing opportunities for a range of family and income types all while maintaining the look and feel of the neighborhood. Both lots would meet the minimum lot size and both would be larger lots than many of the homes in the neighborhood. There is a curb cut that is in place with an existing driveway. That driveway will stay in place and service Lot #1. Once the vacant lot is developed it will have access from Lincoln Street and the alley in the back which both lots have deeded access to. This will provide ample parking opportunities for both lots. It will be more than required and more than existing homes have in the neighborhood.

b. Demonstrate how project meets the Standards for Planned Developments

1. **Planned Development Objectives** – This subdivision meets the objective of Master Plan implementation.
2. **Master Plan Compatibility** – This 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 attached surveys show the proposed subdivision matches 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 in the neighborhood. There are no mature trees on lot #2 that would need to be removed.

c. Design and Compatibility

1. **Scale and Mass** – The new lot would allow for someone to build a single family home or apartments to increase much needed housing in a very desirable area.
2. **Visual Character** – The existing home is consistent with the visual character of the existing neighborhood.
3. **Sufficient space for private amenities** – Both the existing home on Lot #1 and the vacant Lot #2 provide ample space for private amenities and separate access.

4. Sufficient open space and buffering – There will be ample space between the two lots and the neighbors once the garage is demolished. The lot size of both #1 & #2 are larger than many of the existing lots in the neighborhood. Both lots will have generous open space for private amenities consistent with the community.
5. Adequate sight lines – The new lot would provide adequate sightlines to streets, driveways, and sidewalks.
6. Sufficient space for maintenance – The new lot would provide sufficient space and access for maintenance.

Purpose and Objectives of a Planned Development

B. Historic Preservation:

1. The existing single family home was one of the original homes built in the area and we want to preserve this home to contribute to the character of the community and city.
2. By keeping the existing home as it is, it will enhance and contribute to the city and residents living in the area wanting their neighborhood to remain as close to its original look as possible. This will build character and a sense that we are preserving the past.

C. Housing:

1. The city is desperately trying to find housing for the large housing shortage in Salt Lake City. This proposed subdivision of a vacant lot could provide, at a later date, opportunity to build a home or apartments in a very desirable neighborhood. The design would be according to city regulations and material.

D. Mobility:

1. In the creation of a vacant lot the new owners will have the option to use the street (1492 Lincoln) or the alley to access their new establishment.
2. The new lot and single family home are within walking distance to Liberty park, bus stops, gas stations, grocery stores and restaurants.

F. Master Plan Implementation:

1. Any future project built on the new lot will be in compliance with the Master Plan building scale, building orientation and site layout once approved by the city.

Long Term Maintenance of All Private Infrastructure

A. Infrastructure Maintenance Estimates:

The single-family home on Lot #1 will be maintained financially by the Briggs Family and prior to the sell of Lot #2 the maintenance of the vacant lot will also be maintained by the Briggs Family. The only maintenance on the vacant lot right now is making sure the lot is mowed and maintained according to cities policies. There are no mature trees that need to be maintained or removed.

B. Initial Estimate Disclosure:

1. The cost estimate for any planned development will be filed by the new owners of the vacant lot.
2. The recorded plat shall contain a statement entitled "notice to purchasers" that any maintenance, repair, replacement and operation of any future infrastructure is the responsibility of the property owners and will not be assumed by the City.
3. The cost estimate shall be specifically and separately disclosed to the purchaser of the property in the planned development.

C. Yearly Maintenance Statements:

Since JaNae Fuller Briggs is the sole owner of the property in this planned development there isn't anyone else that needs to be notified of any maintenance, repair or replacement of any infrastructures.

D. Maintenance Responsibilities:

JaNae Fuller Briggs plans to be responsible for operating, maintaining, repairing and replacing any infrastructures while she is the sole owner of said property with continued access to the City for emergency or other services.

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:*

1. *The property does not have any mature native trees located on the property except for a small apple tree. The large apricot tree was removed several years ago. The small apple tree can be removed once the proposal is accepted.*

2. *The single family home and vacant lot are maintained by a property management company. They make sure the lawn is mowed and the weeds are cut and maintained on the vacant lot.*

3. *The proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and*

4. *The proposed landscaping is appropriate for the scale of the development.*

E. Mobility: *The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:*

1. *Access to local streets will not be negatively impacted since it would be the same access as everyone else in the neighborhood.*

2. *The site design provides safe circulation for a range of transportation options including by existing sidewalk, road and alleyway:*

a. *The plan provides safe and accommodating pedestrian environment and pedestrian oriented design;*

b. *There are bicycle facilities and connections where appropriate, and orientation to transit where available; and*

c. *This plan minimizes conflicts between different transportation modes;*

3. *This planned site design of the proposed development promotes or enables access to adjacent uses and amenities;*

4. *This proposed design provides adequate emergency vehicle access; and*

5. *There is loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.*

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 by preserving the existing home. It was one of the original homes built in the area and proposed vacant lot will provide the opportunity to add structures that will contribute to the character of the neighborhood and existing homes.*

G. Utilities: *Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018) Any building on the vacant lot in the future will adequately serve the development and not have any detrimental effect on the surrounding area.*

ATTACHMENT D: Property and Vicinity Photos



Subject property -looking west from Lincoln Street



South property line -showing neighboring house to the south



North property line -four feet from dwelling to property line



Property three lots to the north has an approximate lot width of 25 feet.



Four-plex building across the street to the northeast



Multi-family dwellings directly across the street to the east



Street view to the south



Street view to the north

ATTACHMENT E: Planned Development Standards

Planned Development Standards

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

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.

Planned Development Purpose Statement: 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.

Discussion: The proposed application requests achieve the Housing Objective and the Master Plan implementation by providing additional housing choices for the community. By permitting another dwelling on a new lot this allows for more housing options and opportunities to the community.

Finding: **Meets Purpose Statement** **Does Not Meet Purpose Statement**

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

B. Historic Preservation:

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.
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.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

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

1. **At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.**
2. **The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.**

Discussion: By subdividing the existing lot, additional housing is made available to the neighborhood and the community.

Finding: Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
2. Improvements that encourage transportation options other than just the automobile.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

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:

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.

Discussion: The project helps implement the housing goals within Plan Salt Lake and the Central Community Master Plan and was discussed in Consideration 1 of the staff report.

Finding: Objective Satisfied Objective Not Satisfied

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.

Discussion:

Master Plan Compatibility was discussed in Consideration 1 of the staff report. The proposed subdivision allows for more housing availability within the community. Preservation of low-density residential areas is met with this subdivision request, while it promotes construction of a variety of housing options compatible with the neighborhood.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

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:

1. 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;

Discussion: No design plans have been submitted for the future dwelling on the proposed new lot (Lot 2). Any new single-family dwelling will be required to be consistent and compatible with other main dwellings in the immediate area, and will meet all requirements for setbacks, height and lot coverage. No additional modifications for setbacks, height or lot coverage have been requested. Following the existing zoning code will ensure that future development is compatible with the neighborhood.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Discussion: A new dwelling built on the proposed Lot 2 will have frontage onto Lincoln Street and will therefore be oriented with the building façade facing the right-of-way like other main dwellings along Lincoln Street.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

3. 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.

Discussion: The applicant is not requesting setback modifications therefore the standards are being met.

Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
Discussion: Building plans and elevations for the future dwelling to be built on the new proposed lot, have not been submitted with this application. However, the proposed dwelling will have to meet the required setbacks, design standards and height requirements for this residential zone.
Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Discussion: The existing house's lighting is designed for safety and visual interest while minimizing impacts on surrounding properties. Although not yet submitted, the proposed dwelling to be built on the new lot will have to meet the lighting requirement so that they don't not have a negative impact on the surrounding properties.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Discussion: n/a
Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable
7. Whether parking areas are appropriately buffered from adjacent uses.
Discussion: For both proposed lots, the proposed driveways will be appropriately buffered from adjacent properties by being located in a location that meets existing zoning standards. No modifications have been requested for the location of parking on the site.
Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

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:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Discussion: There are no existing trees along the periphery of the street.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Discussion: Existing landscaping will be maintained and preserved.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Discussion: There is existing landscaping on residential property, this standard will not apply to the planned development requested with this application. The property owner for the new lot will need to meet the minimum standards for landscape yards, being at least 1/3 of the yard area be covered by vegetation, which may include trees, shrubs, grasses or other plants.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

4. Whether proposed landscaping is appropriate for the scale of the development.

Discussion: Existing landscaping on residential property and for the new lot will need to meet the minimum standards for landscape yards, being at least 1/3 of the yard area be covered by vegetation, which may include trees, shrubs, grasses or other plants.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

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:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Discussion: Drive access to local streets will not negatively impact the safety, purpose or character of the street. This is constant and compatible with the other properties in the area. Transportation has reviewed and approved the plans.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

2. 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;

Discussion: Sidewalks are existing on the site and connect with the other adjacent properties along Lincoln Street. There are bus transit lines along 900 East, which is within walking distance of the subject property. The neighborhood is bicycle friendly. No conflicts are anticipated.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Discussion: The surrounding uses are residential and can be accessed via the public sidewalk. There are restaurants and stores along 900 East and 1100 East, which are within walking distance to the subject property.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

4. Whether the proposed design provides adequate emergency vehicle access;
Discussion: The existing dwelling and any future dwelling will front onto Lincoln Street and will have fire access in case of an emergency.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Discussion: Negative impacts are not expected. Since this is a single-family zone, the use is typical of the neighborhood and any impacts would be similar/typical to what currently occurs in the neighborhood.
Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable
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.
Discussion: The new proposed lot is undeveloped and does not have any existing landscaping. There is an existing dwelling that will remain on the new proposed Lot 1. Subject property will continue to be consistent and compatible with the character of the neighborhood.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.
Discussion: Public Utilities has reviewed and approved the plans. Final plat will be required before any building permit can be applied for the new lot.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

ATTACHMENT F: Subdivision Standards

Standards of Review – Subdivision
A. The subdivision complies with the general design standards and requirements for subdivisions as established in <u>chapter 20.12</u> of this title;
<p>Discussion: The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: The applicant is requesting Planned Development approval for a reduction in the lot width requirement of 50 feet wide. Staff supports the requests.</p>
Condition(s): n/a
<p>Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modifications Requested) <input type="checkbox"/> Not Applicable</p>
B. All buildable lots comply with all applicable zoning standards;
<p>Discussion: The applicant is requesting Planned Development approval for a reduction in the lot width requirement of 50 feet wide for the proposed buildable lot.</p>
Condition(s): n/a
<p>Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modification Requested) <input type="checkbox"/> Not Applicable</p>
C. All necessary and required dedications are made;
<p>Discussion: No dedications of property are required for this development.</p>
Condition(s): n/a
<p>Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable</p>
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;
<p>Discussion: Public Utilities will review at building permit; each lot will most likely need a separate water meter and sewer lateral connection.</p>
Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;

Discussion: Engineering has reviewed and approved the preliminary plat. The applicant must also obtain a new address certificate and apply for a final subdivision plat.

Condition(s): Next steps- Final subdivision plat application will be required in order to record with Salt Lake County Recorder's office.

Finding: Complies Complies with conditions Does not comply Not Applicable

F. The subdivision otherwise complies with all applicable laws and regulations;

Discussion: The lot size of Lot 1 is proposed at 7,695 square feet which is 195 square feet larger than the 7,500 maximum lot size allowed. According to ordinance 21A.24.070.G. *lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:*

1. *The size of the new lot is compatible with other lots on the same block face;*
2. *The configuration on 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.*

The proposed lot size meets the above standards and therefore, Planning Staff is in support of the proposed lot size at 7,695 for Lot 1. The existing lot far exceeds the maximum size requirement and therefore, the proposal makes the new size of Lot 1 more conforming to the regulation.

This project requires a final plat as the recording instrument, the application for final plat must be submitted within eighteen (18) months of preliminary plat approval, per section 20.20.010.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

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.

Discussion: The proposal does not involve vacating a street, right of way, or easement.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

ATTACHMENT G: Public Process & 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 since the applications were submitted:

- May 5, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- May 25, 2022 – East Liberty Park Community Council was sent notice of the proposal.
- May 25- July 15 2022 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- July 27, 2022
 - Public hearing notice sign posted on the property
- August 3, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input and Community Council Comments:

Planning staff received emails from three neighbors containing concerns and questions, please see attached comments.

Planning staff received one call from a neighbor who had concerns and questions.

Planning Staff addressed the concerns and questions from the emails and phone call.

Re: PLNPCM2022-00378 PLNSUB2022-00341

Hello Diana

We received a notification regarding a pending project application at 1492 South Lincoln St. We live across the street from this property.

Is it possible to obtain a copy of the full application filed by Janae Briggs?

We are concerned about any zoning changes requested. Would the properties be zoned for anything other than one single family dwelling on each of the resulting lots?

What is the "Planned Development" that is referenced in the Notice we received?

If we have concerns about the planned project, how would we voice those? What requirements must be met for concerns to be considered valid by the Planning Commission?

Thank you for your assistance and time.

Jennifer and Michael Olson

Hi Diana:

Thank you for your response below re PLNPCM2022-00378 / PLNSUB2022-00341 pertaining to 1492 South Lincoln St.

You indicate the application is in a 45-day review period. Can you please tell me when the 45 days ends?

Ms. Briggs application indicates in two places the possibility of someone building apartments on the second lot:

"The new lot would allow for someone to build a single family home or **apartments**." [emphasis added]

"This property subdivision of a vacant lot could provide at a later date opportunity to build a house or **apartments** . . ." [emphasis added]

Would subdivision of this property provide any opening for someone to file a subsequent application for zoning change to allow building of apartments on either of the resulting lots?

As I read the Chart of Planned Minimum Development Size at 21A.55.060, in an area with R-1/5000 zoning, the minimum lot size is 10,000 feet. Yet Ms. Briggs application states that the two resulting lots after subdivision would be Lot #1--7,695 SF and Lot #2--6,440. She further states that this is in compliance with the minimum lot size. This statement does not appear to be accurate. Am I misreading something?

Ms. Briggs also makes reference to the "City's Master Plan for the East Liberty Park Neighborhood". This appears to be something other than the Master Plan outlined at 21A.55 and specific to the East Liberty Park Neighborhood. Can you direct me to this document so I may review it?

Jennifer Olson

Hi. I am inquiring about the planned development request for 1492 Lincoln st, slc utah. I went on the website, and couldn't tell what was being requested. But it looks like it may be a condominium.

We have lived on lincoln for the past 17 years, and continue to be frustrated with some of the building permits. For 15 years, the house down the street has had an open permit and has been an eye sore to our neighborhood. The house recently sold, thankfully, and I hope to see improvements made.

In addition, we are getting more and more rental units on the street on top of the already numerous apt buildings. We are beginning to have issues with street parking, and access to the street in front of our homes.

I bring these things up, only to educate and inform, while seeking to understand. I would love more information, and to be made aware of when the public hearing will take place.

Thanks in advance for any insight you can provide.

Trish Haas

Hi Diana,

We spoke on the phone a few weeks ago about the proposed plans at 1492 Lincoln street. You suggested sending you an email about my concerns. Here they are:

I live at 1502 Lincoln Street in Salt Lake City. This is one address south of 1492 Lincoln Street. I'm next door. It's my understanding that a plan/request is in process to subdivide the property at 1492 Lincoln Street. I'm opposed to this plan.

When I made the offer on my home at 1502 Lincoln Street in late 2000 one of the selling points for me was the open space next door. The first thing I did was check to see if that property was sub-dividable. It was not. Good. Now there is a proposal to change that. I oppose this proposal.

I understand that there is a housing shortage in SLC. I have a real problem with knee-jerk solutions to this which promote unabated growth in a fast-growing city that already can't deal with the traffic, overcrowding, and poor air quality that comes along with an exploding population. Then there is the issue of water. We don't have the water to support the population we have let alone more and more and more.

When I wake in the morning, the first thing I see is the trees to the north of my home... not someone else's kitchen window. This valuable open space is dear to me. By "valuable" here I'm not talking about market value. I'm talking about the value of open spaces throughout our city. There is a big push right now to build in every square inch of this valley. I am vehemently opposed to this. We lose more than you can put a dollar value on when you gobble up every green space, no matter how small, with yet another structure designed to house more people than SLC or Utah can support.

The plan documents note that the lot next door is not wide enough for two single family homes. It's my understanding some rules may have to change in order to make this happen. That there would be no driveway through the property tells me that any structure going in is going to be mere feet from my north wall. It will mean more parking taken up on the street and more alley traffic and noise. None of this is in keeping with the quiet quality of our neighborhood as we now know it and have known it.

In the plans I noticed one of the claims is that the current owner Janae Briggs would be responsible for the yard care. That has not (and currently is not) the reality; the weeds are knee-high over there right now. When Ray Briggs, who passed some years ago, lived there he kept that property well. He planted an extensive garden there. He used the water rights that came with that property. Given the current market, I can't blame Ms. Briggs for wanting to take the money and run. But she doesn't live here. We do. She'll get all the benefits and my neighbors and I will live with the consequences. Especially me. What happens next door, just feet from my bedroom window, will have a big effect on my everyday life at my home on Lincoln Street.

In summary I am opposed to subdividing the property. My neighbors and I absolutely oppose the building of any high-density structure on this property. It would irreparably change the character of our neighborhood that we hold dear. My main concerns are loss of open spaces, loss of privacy, overcrowding, parking issues, noise, and the general degradation of our neighborhood which is dear to those of us who live here.

Thank you for your consideration.

Marie Midboe

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: Comments provided by Scott Weiler

Plats returned with redlines for corrections.

Fire: Comments provided by Douglas Bateman

Code requirements related to fire separation distance and other building and fire code requirements will be addressed at permit application and construction document submittal. No additional comments at this time.

Transportation: Comments provided by Michael Barry

From 21A.44.020.F.7.a.(2), driveways must be at least six feet (6') from abutting property lines. With this proposal to split the existing lot into two lots:

- the existing driveway for proposed lot #1 meets this requirement while maintaining the required two parking spaces.
- the proposed lot #2 will need to meet this six-foot requirement or access parking from the alley to meet the two parking spaces requirement.

Public Utilities: Comments provided by Jason Draper

The preliminary plat looks good. Final plat will be required before any building permit can be applied for the new lot.