



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Meagan Booth, Principal Planner, meagan.booth@slcgov.com, 801-535-7213
Date: September 14, 2022
Re: PLNSUB2022-00289 - Preliminary Plat
PLNPCM2022-00290 - Planned Development

Planned Development and Preliminary Subdivision

PROPERTY ADDRESS: 759 S Post Street
PARCEL ID: 15112050330000
MASTER PLAN: Westside
ZONING DISTRICT: R-1-5000
COUNCIL DISTRICT: 2
CURRENT LOT SIZE: 0.24 acres or 10,332 square feet

REQUEST:

Randy Miller, representing the property owner, FJM Holdings Inc., is requesting approval to subdivide the property at 759 S Post Street into two lots creating the Post Street Subdivision and is requesting planned development approval to modify the zone's minimum lot width requirement of 50 feet.

RECOMMENDATION:

PLNSUB2022-00289 - Preliminary Plat Post Street Subdivision

Based on the findings listed in this staff report, Planning Staff recommends that the Planning Commission approve the Preliminary Plat for Post Street Subdivision at 759 S Post Street with the following conditions.

1. The existing garage must be demolished prior to recording the final plat.
2. Parking must comply with all Transportation Division requirements and be designed according to the approved Site Plan.

PLNPCM2022-00290 - Planned Development

Based on the findings listed in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development for the property at 759 S Post Street with the following conditions:

1. Parking must comply with all Transportation Division requirements and be designed according to the approved Site Plan.
2. The new home must be compatible with the scale, mass, and intensity of other homes in the neighborhood and include:
 - a. A low-pitched to the moderately-pitched roof.
 - b. A sidewalk leading to the front door.
 - c. The front of the home should face Post Street.
 - d. A clearly defined covered front porch

ATTACHMENTS:

- A. [Vicinity/Zoning Map](#)
- B. [Site Photos](#)
- C. [Applicant Materials](#)
- D. [Analysis of Standards – R-1-5000 Zoning Standards](#)
- E. [Analysis of Standards – Planned Development Standards](#)
- F. [Analysis of Standards – Preliminary Plat Standards](#)
- G. [Public Process and Comments](#)
- H. [Development Review Comments](#)

PROJECT DESCRIPTION

This is a request to divide the subject property into two lots and requires approval of a preliminary subdivision plat and planned development application. The subject property is located at 759 S. Post Street. The existing home faces west on Post Street and includes a detached garage. The detached garage will be demolished as part of the application to make way for the second lot. The applicant is seeking planned development approval to modify the zone's 50' minimum lot width requirement. The proposed lot width of Lot 1 is 45.39 feet. The proposed lot width of Lot 2 is 34.29 feet. Each lot will meet the minimum lot size of 5,000 square feet.

LOCATION AND BACKGROUND

The house is surrounded on the north, east, and west by other single-family homes. There is a small tri-plex to the south. The south and east property lines are bordered by a public alley. The alley provides a means of access for homes on both Post Street and 900 West. The new lot, which is shown below in the grassy area on the south side of the property, will have a new dwelling built on it. The future dwelling and the new lot will be required to meet all other zoning standards. Since the applicant is intending to sell the new lot, no proposed design plans were submitted. The applicant's project description, proposed site plan, and preliminary plat are included in [Attachment C](#). The front of the current home, an aerial picture of the area, the alley leading west toward Post Street, and a street view of Post Street are all shown below.



KEY CONSIDERATIONS

The key issues listed below have been identified through the analysis of the project, neighborhood and community input, and Department Review Comments.

1. Compliance with Citywide and Community Master Plans
2. Requested Modification for Lot Width
3. Driveway, Location, and Access
4. Neighborhood Compatibility

Consideration 1: Compliance with Citywide and Community Master Plans

Westside Master Plan (2014)

This development is located within the Poplar Grove neighborhood and is part of the Westside Master Plan. This Master Plan intends to create a future for the Westside Community based on these fundamental goals:

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

Discussion: The master plan anticipates that overall change in single-family neighborhoods will be minimal, but they are viewed as potential areas for incremental growth and redevelopment. Developing the underutilized land to the south of the house could be an opportunity for reinvestment. The proposed development is an infill project in a low-density neighborhood. Many of the houses in the neighborhood are single-family residences. A development proposal to add another single-family housing unit does not contradict the master plan. The Westside Master Plan does not include any design guidelines for single-family homes.

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

The city 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 goals with related objectives.

The project outlined above demonstrates the following objectives:

- Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.
 - 1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.
 - 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 homeownership opportunities.

Discussion: The planned development process allows for 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. If approved, the developer and property owner would be able to subdivide the lot and construct one new house in an existing neighborhood, which would be an increase to the city's housing stock. This project also preserves an existing single-family home. There is a strong preference for single-family homes in Salt Lake City and this housing type is consistent with the development pattern of the neighborhood.

Plan Salt Lake— Adopted 2015

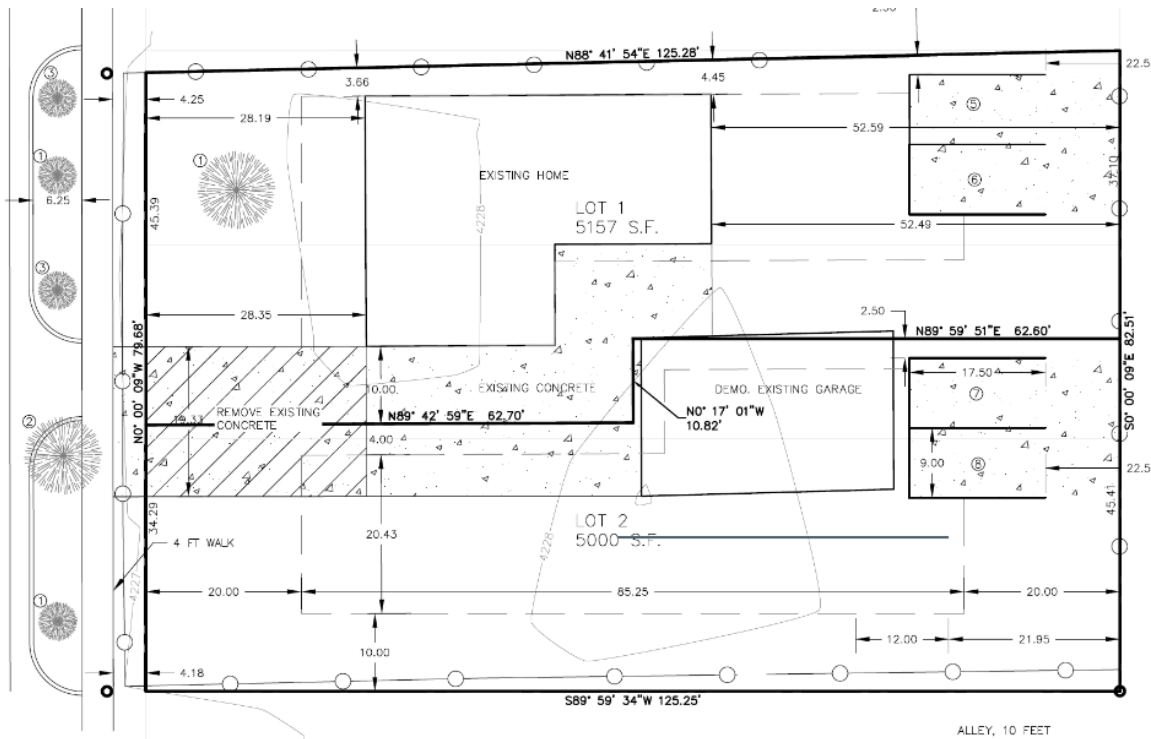
Plan Salt Lake was adopted in 2015 as the citywide vision for Salt Lake City for the next 25 years. The Plan contains guiding principles as well as initiatives in the various chapters that relate to the proposed use including the following Guiding Principles as well as Initiatives in the various chapters that relate to the proposed use including hollowing:

1. NEIGHBORHOODS: Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the well-being of the community therein
2. GROWTH: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.
3. HOUSING: Access to a wide variety of housing types for all income levels, providing the basic human need for safety and responding to changing demographics.
4. TRANSPORTATION: A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.
5. AIR QUALITY- Air that is healthy and clean.
6. NATURAL ENVIRONMENT- Minimize our impact on the natural environment.
7. PARKS & RECREATION: Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.
8. BEAUTIFUL CITY: A beautiful city that is people focused.
9. PRESERVATION: Maintaining places that provide a foundation for the city to affirm our pas
10. ARTS & CULTURE: Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long-standing commitment to a strong creative culture.
11. EQUITY: Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect
12. ECONOMY: A balanced economy that produced quality jobs and fosters an environment for commerce, local business, and industry to thrive.
13. GOVERNMENT: A local government that is collaborative, responsive, and transparent.

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 throughout the neighborhood and citywide plans. The existing house is being preserved as part of the development. The proposed project helps to meet the growth and housing goals of the city's master plans and aligns with the development expectations of the neighborhood. The proposed new home will provide another single-family home within the city with access to nearby parks including Jordan Park, including the International Peace Gardens, and is also near the 9 Line Bike Park for Outdoor Recreation. The location is near Smiths Market Place. Public transit via bus and rail is also nearby.

Consideration 2: Requested Modification for Lot Width

The applicant is requesting a lot width reduction. Per 21A.55.020, the Planning Commission has the authority to approve planned developments that change, alter, or modify zoning regulations. Planned developments are intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, and encourage innovation in the planning and building of all types of development. The planned development typically results in a more enhanced product than would be achievable through the strict application of land use regulations. The image below shows the proposed configuration of the Post Street Subdivision. Parking is located and accessed from the rear private alley. The hardscape in front of the existing home will be removed. Three new street trees will be planted in the park strip. The existing garage will be demolished to make way for the construction of a new home on Lot 2. The buildable area shown meets all zoning requirements.



Discussion: While the applicant is asking for zoning modification through planned development, the proposal generally meets the applicable standards to divide the property into two legal lots. The application meets the minimum area required of 10,000 square feet in the R-1-5000 zone to request a planned development. Each lot will meet the minimum lot area of 5,000 square feet, with Lot 1 measuring 5,157 square feet and Lot 2 measuring 5,000 square feet. Lot 1's proposed lot width is 45.39 feet, while Lot 2's proposed lot width is 34.29 feet. It's also worth noting that the lots are nearly identical, with Lot 1 being wider toward Post Street and Lot 2 being wider towards the alley.

On Post Street, the average lot width is approximately 48 feet. The buildable area is similar to the footprint of existing houses in the neighborhood.

ADDRESS	LOT WIDTH	BUILDING FOOTPRINT
713 S Post Street	37	1066
717-719 S Post Street	58	1650
727 S Post Street	53	1519
727 S Post Street	50	882
726 S Post Street	50	1,560
733 S Post Street	50	900
739 S Post Street	50	882
741 S Post Street	50	660
753 S Post Street	50	796
728 S Post Street	71	1295
742 S Post Street	50	864
748 S Post Street	38	1087
752 S Post Street	36	1247
756 S Post Street	32	1059
Average	48	1105

Findings: The lot widths vary from 32 feet to 71 feet along Post Street. (See chart above) Four other houses on the street have lots that are narrower than 50 feet. Furthermore, the lot widths facing 900 west at the rear of this lot range from 35 to 45 feet, which is comparable to the project proposal. In conclusion, staff believes the lots are consistent and compatible with other lot widths in the subject property's immediate vicinity and neighborhood. As you can see in the picture below, several homes access their lots from the alley. There are smaller lots and larger lots blended harmoniously as part of this neighborhood. Staff would recommend allowing the modification and approving the planned development.



Consideration 3: Driveway, Location, and Access

The applicant had only two choices for the location of the driveway for Lot 2 (the proposed new lot): share the existing driveway or use alley access. Because the garage will be demolished, the applicant must also provide adequate parking for Lot 1. This is shown on the site plan. During the review of Lot 2, it was discovered that there was insufficient space for a separate driveway because a large tree would need to be removed, and there would not be enough space to meet the 6-foot driveway separation requirement. Furthermore, the new lot's plans have not been finalized or realized yet.

Discussion: Planning and Transportation reviewed potential driveway locations with the applicant. The best alternative, in the opinion of the planning team and the transportation engineer, is to provide parking in the back and enter both lots from the alley. In this neighborhood, rear-loaded parking and garages are not uncommon. Several homes are already using the alley to access their property, including homes on Post Street and 900 West. (See image above) The sidewalk on Post Street will still allow people on foot and bicycles to reach the home and conflicts between cars and pedestrians will be reduced as a result. On-street parking is available on Post Street for deliveries and visitors. Staff believes this also preserves the existing neighborhood characteristics. Staff recommends the Planning Commission approve the Planned Development with the condition that the parking must comply with all Transportation Division requirements and be designed according to the approved Site Plan.

Consideration 4: Neighborhood Compatibility

The key considerations for this request include planned development standards and neighborhood compatibility. The applicant did not provide any exterior elevations for the new home, so it is difficult to determine if the new home will fit into the context of the existing neighborhood. Staff visited the site and determined that even though the homes are not in a historic district, many of them have distinguishing features such as large covered front porches or verandas; pillars that support moderately pitched roofs; detached garages or rear-loaded garages; large front windows with some unusual window shapes; and second-story windows that are typically set in a dormer. Many of the houses on the street are single-family homes, but there are a few duplexes and triplexes. Several Post Street homes are shown below as examples.



713 Post Street



717 Post Street



726 Post Street



728 Post Street



733 Post Street



742 Post Street



753 Post Street



756 Post Street

On Post Street between 900 and 1000 West, almost every house has a small, pitched roof. Despite the fact that the fire station and Smiths have flat roofs, the staff believes that a pitched roof is a distinguishing feature of residential homes in this neighborhood.



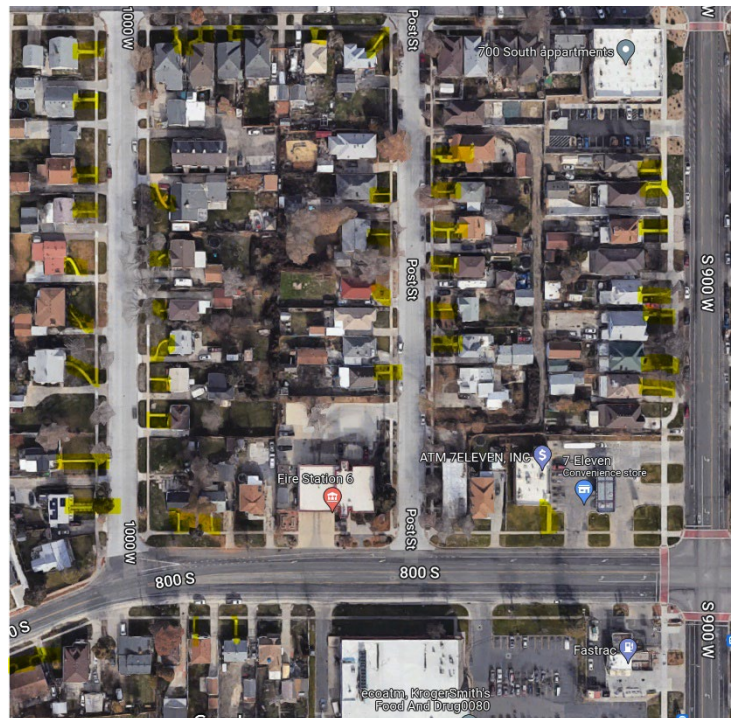
Pictured to the right is also an aerial highlighting (yellow) several of the homes in the vicinity with a sidewalk leading the front door. Staff recommends that this be a feature of the new home on Lot 2.

Discussion: Staff recommends the Planning Commission Approved the Planned Development with the following condition:

The new home must be compatible with the scale, mass, and intensity of other homes in the neighborhood and include:

- A low-pitched to the moderately-pitched roof.
- A sidewalk leading to the front door.
- The front of the home should face Post Street.
- A clearly defined covered front porch

[Attachment E](#) discusses and relates this condition to the Planned Development Standards.



NEXT STEPS

APPROVAL- Planned Development and Subdivision

If the proposal is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by city departments and the Planning Commission. All building permit plans submitted for the development will be required to meet all conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

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


1. The applicant shall submit a final plat for review within 18 months to the Planning Division.
2. The applicant shall comply with all required department comments and conditions.

DENIAL-Planned Development and Subdivision

If the Planned Development and Subdivision request is denied, the applicant would not be able to subdivide the lot as requested.

ATTACHMENT A: VICINITY/ZONING MAP

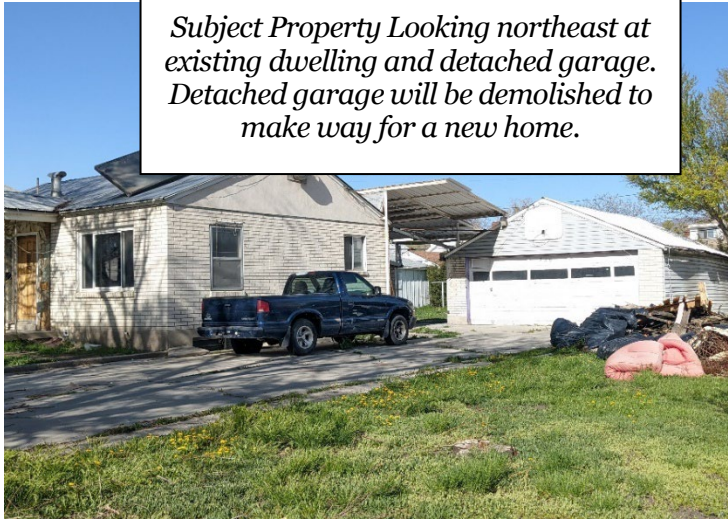


 SUBJECT PROPERTY

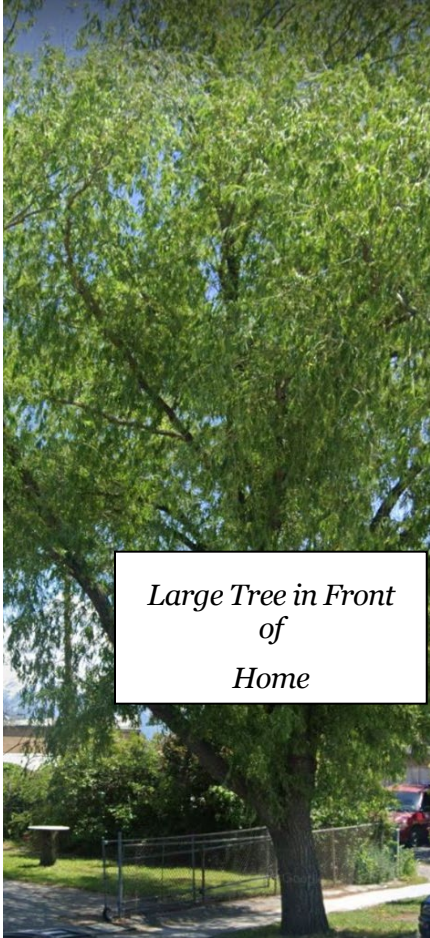
ATTACHMENT B: SITE PHOTOS



*Subject property -
looking east at the
existing dwelling*



*Subject Property Looking northeast at
existing dwelling and detached garage.
Detached garage will be demolished to
make way for a new home.*



*Large Tree in Front
of
Home*

ATTACHMENT C: APPLICANT MATERIALS

759 South Post Street Planned Development Proposal

PROJECT DESCRIPTION:

The property at 759 South Post Street is currently a single-family residence zoned R-1-5000 on a 10,157 square foot lot. We are proposing to divide the property into 2 residential lots fronting the east side of Post Street with the existing home on the northern lot and a new buildable lot on the southern lot. While the property split would meet the minimum area requirement for the zoning, it would not have enough frontage for traditional subdivision consideration. Such a property division would however fit with the objectives of a planned development and the character of the neighborhood as explained below.

PROJECT SNAPSHOT:

Site conditions:

10,157 square feet

79.68 feet of frontage

Adjoins 10 foot alley on south and 13 feet on east

Statutory setbacks:

Front: 20 ft

Sides: 4 ft on one & 10 ft on other

Rear: lesser of 20 ft or 25% of lot depth (=31.25)

Existing setbacks:

Front: 28.25 ft

Side (north): 3.7-4.5 ft

Side (south): 44.4 ft

Rear: 52.5 ft

Nearby property frontage:

Width of adjoining lots north: 50 ft

Width of lots to east: 41.25 ft

Width of lots to south: 767-777 South (tri-plex with 125 ft fronting Post St. and 40 ft fronting 800 South); 50 ft (926 W 800 S)

Width of lots across street to west: 41.5 ft (756 South), 37.5 ft (752 South), 37.5 ft (748 South)

Proximity to services: walking distance to Smith's Grocery & 7-11 on corners of 800 S. and 900 W. (0.1 mi), short walk or ride to Jordan River Parkway trail (0.2 mi)



PLANNED DEVELOPMENT CONSIDERATIONS

We ask the city to consider that this proposed housing project development meets the objectives and strategies to further the city master plans. Specifically, we propose that the project meets the objectives of housing and master plan implementation as defined in the Planned Development chapter of the city code (21A.55.010).

We submit that this proposal meets the following principles and objectives of Plan Salt Lake or the Westside Master Plan:

1. Sustainable Growth and Development (Plan Salt Lake)

a. **Density.** This project increases housing density of the individual parcel and the immediate neighborhood and actually brings the density up to the baseline of the surrounding properties in the area; it provides an additional housing unit within walking distance of a grocery store, a convenience store, and the Jordan River Parkway trail, meeting the intent of the density objective allowing "people to live closer to where they work, recreate, shop, and carry out their daily lives, resulting in less automobile dependency and greater mobility."



b. **Compatibility.** We claim that this proposal also meets the objectives of compatibility of the existing neighborhood. This project proposal requires planned development consideration because while 5,000 square feet can be maintained for each building lot, this property cannot be divided and maintain 50 feet of frontage. We looked at the frontage of surrounding properties and observed that this particular property with just one home and large yard space was actually the outlier. Dividing the parcel and creating a second building unit will bring the property much more in line with similar surrounding uses, many of which also have frontages less than 50 feet.

2. Housing (Plan Salt Lake)

Enable moderate density increases within existing neighborhoods where appropriate.

This project is a modest increase of housing density for the block on which the property sits. Further, the configuration of the proposed lots brings both lots into general conformity with the shape and nature of the properties in the surrounding area.

3. Transportation and environmental tenets (21A.55.010)

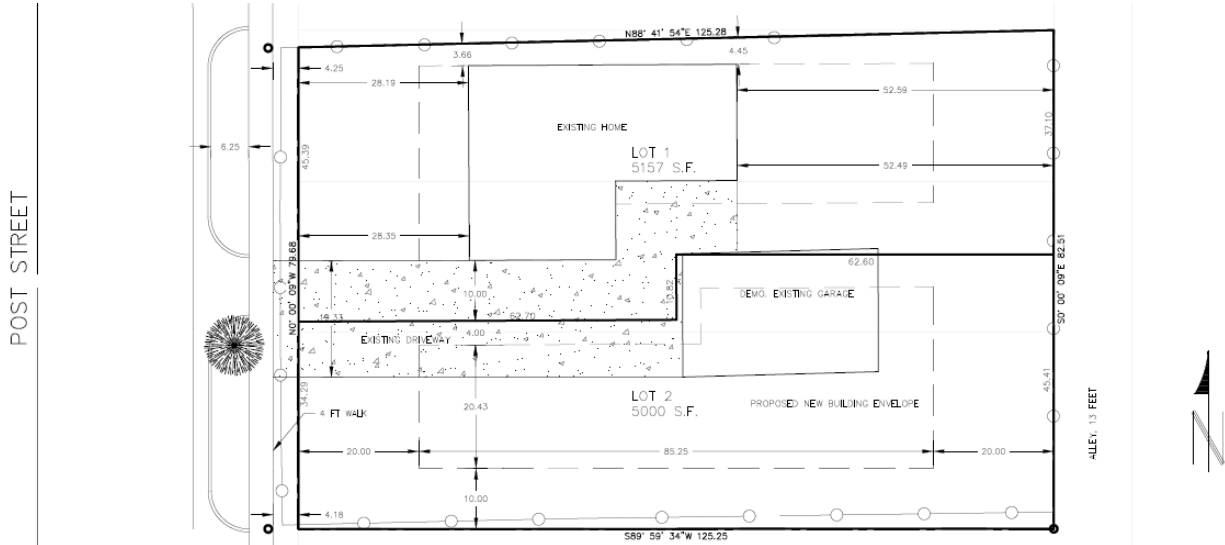
Though not specifically identified in Plan Salt Lake, a new building unit at this moment in time is well-suited for providing integrated solutions for electric vehicle charging for the new residents.¹ This will be an economic base of strength for a would-be home-owner and is one small positive development for the air quality issues in the valley. The proximity of this property to services and the metro area makes it ideal for the range availabilities of an electric vehicle and at-residence charging.

4. Parks and Recreation (Plan Salt Lake)

¹ We cannot guess at all of the building and transportation preferences of the purchaser of a building lot, but additionally, either of these 2 lots would be good candidates for adding accessory dwelling units in the future based on the available space, frontage to alleys, and proximity to the community node at 800 South and 900 West.

This project will provide an additional housing unit clustered near recreation and grocery/convenience item destinations, creating an alternate transportation opportunity of its own. The site is within easy walking distance of the community node at 800 South and 900 West and within easy bike riding distance of the Jordan River Parkway Trail and the junction with the 9 Line Trail.

Site Plan



SITE PLAN

LOTS 18, 19, & 20, BLOCK 5, 7TH SOUTH SUBDIVISION
 WITHIN NE1/4 SEC. 11, T. 1 S., R. 1 W., SALT LAKE MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

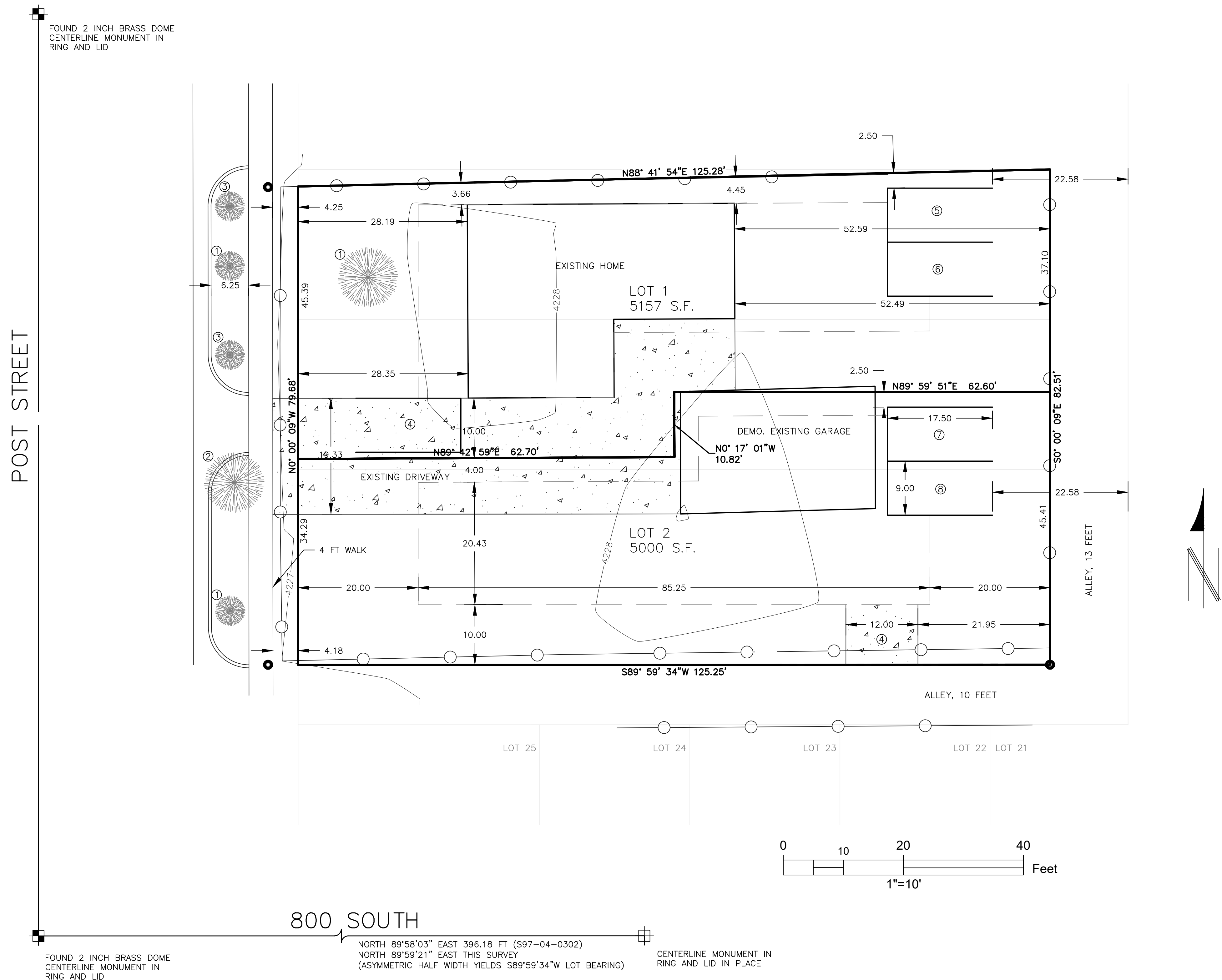
BOUNDARY DESCRIPTION

LOTS 18, 19, AND 20, BLOCK 5 7TH SOUTH SUBDIVISION.

LEGEND

- CADASTRAL MONUMENT AS NOTED
- CENTERLINE MONUMENT
- OTHER MONUMENT AS NOTED
- PROPERTY BOUNDARY
- CHAIN LINK FENCE

RANDY N. MILLER, PLS
 1531 WEST 2175 SOUTH
 SYRACUSE, UT 84075



- NOTES:
- ① EXISTING TREE TO REMAIN
 - ② REMOVE & REPLACE GLOBE WILLOW, RETAIN IF POSSIBLE
 - ③ NEW TREE
 - ④ PARKING SPACE 1-1
 - ⑤ PARKING SPACE 1-2
 - ⑥ PARKING SPACE 1-3 (IF NEEDED)
 - ⑦ PARKING SPACE 2-1
 - ⑧ PARKING SPACE 2-2

SITE PLAN

LOTS 18, 19, & 20, BLOCK 5, 7TH SOUTH SUBDIVISION
 WITHIN NE1/4 SEC. 11, T. 1 S., R. 1 W., SALT LAKE MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

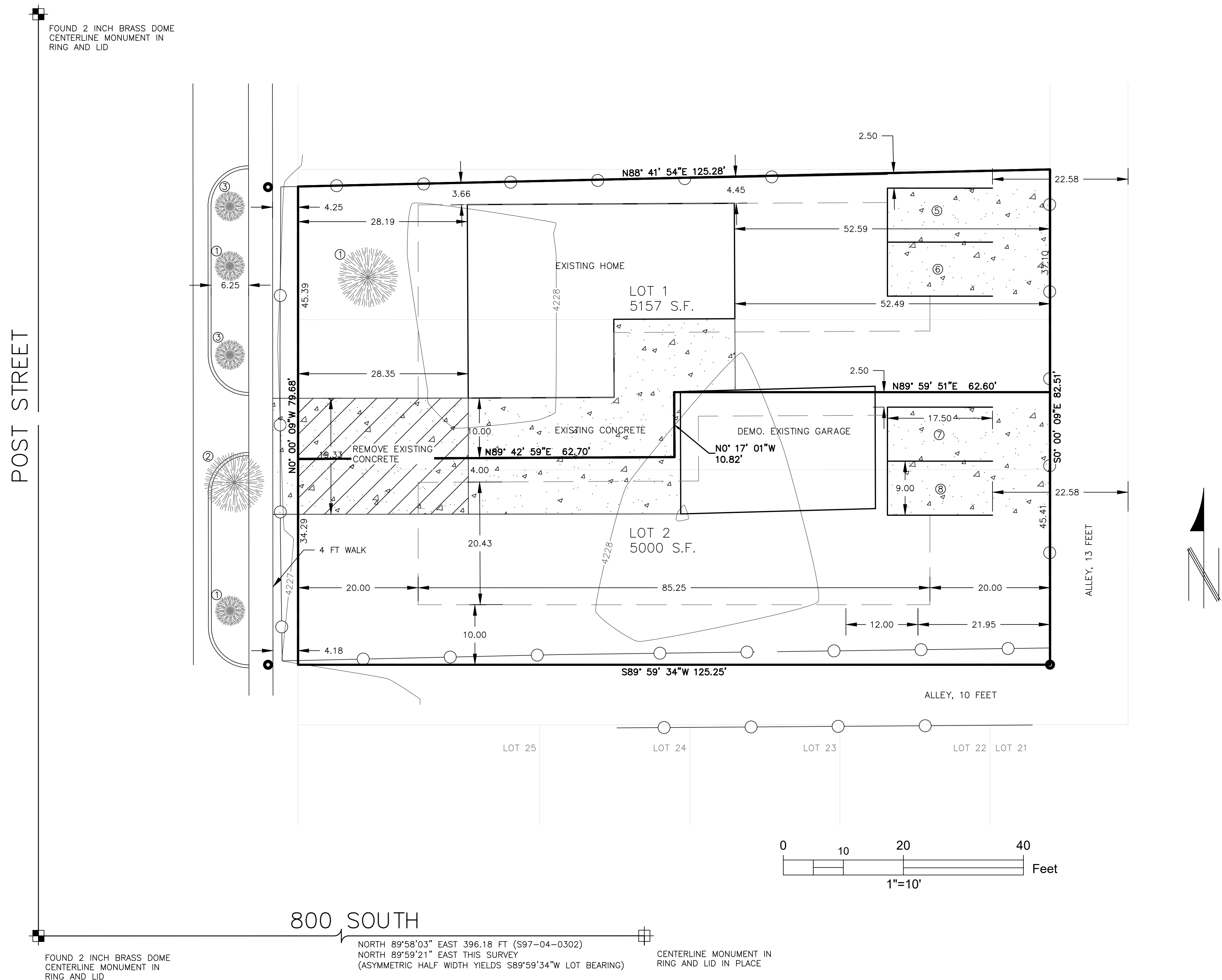
BOUNDARY DESCRIPTION

LOTS 18, 19, AND 20, BLOCK 5 7TH SOUTH SUBDIVISION.

LEGEND

- ◆ CADASTRAL MONUMENT AS NOTED
- ⊕ CENTERLINE MONUMENT
- OTHER MONUMENT AS NOTED
- PROPERTY BOUNDARY
- CHAIN LINK FENCE

RANDY N. MILLER, PLS
 1531 WEST 2175 SOUTH
 SYRACUSE, UT 84075



- NOTES:
- ① EXISTING TREE TO REMAIN
 - ② RETAIN TREE
 - ③ NEW TREE
 - ④ PARKING SPACE 1-1
 - ⑤ PARKING SPACE 1-2
 - ⑥ PARKING SPACE 1-3
 - ⑦ PARKING SPACE 2-1
 - ⑧ PARKING SPACE 2-2

ATTACHMENT D: R-1-5000 ZONING STANDARDS

Purpose Statement: 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 chart below shows how Lot 1 and 2 will comply with the zoning ordinance on the lot is divided. Lot 2 will, however, be developed later. As a result, several standards are not applicable until the building permit is obtained.

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT			
Topic	Standard	Lot 1	Lot 2
Land Use	Residential	Residential	Future Residential
Lot Area	Proposed Lot Area	5157	5000
Lot Width	50 feet	45.39	34.29
Max. Building Height	28 feet or the average height of buildings on the principal buildings on the block face. Flat Roof 20 feet.	Existing Condition-	Will need to comply upon issuance of a building permit for the new home
Accessory Building	Existing Garage	660 Square feet (to be demolished)	Must meet zoning requirements for any new accessory buildings proposed.
Front Yard	Equal to the average of the front yards of existing buildings on the block face	28.25 ft-	Will need to comply upon issuance of a building permit for the new home.
Side Setbacks	Four feet (4') on one side and ten feet (10') on the other.	3.66 North/10 South	Will need to comply upon issuance of a building permit for the new home.
Rear Setbacks	Twenty-five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.	52.5 feet	Will need to comply upon issuance of a building permit for the new home
Building Coverage	The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.	$1828/5157=35\%$	The new home will have to comply with lot coverage requirements and show calculations upon building submittal. This will include removing the hardscape of the existing driveway from the calculation.
Parking and Access	2 parking spaces for each dwelling unit	The parking for Lot 1 will have to comply with all of Transportation's Comments and per location on Plat.	The parking for Lot 2 will have to comply with all of Transportation's Comments and per location on Plat

ATTACHMENT E: 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.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

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 is 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 project is not contrary to the zoning district's purpose or the master plan's objectives. Because the lot is surrounded by other nearby homes, the use is compatible with adjacent land uses. This project makes use of underutilized land to the south of the property. The character of the new lot will be comparable with existing lots on Post Street and in the neighborhood. The new development will add a single-family home to the city's housing stock. If the proposed development is not approved, the lot will be restricted to its current use as a single-family home and cannot be subdivided due to current land use regulations. The applicant met the minimum lot requirement of 10000 square feet to ask for a planned development in the R-1-5000 Zone.

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: Requirements 1-6 are not met by this project. The location does not include any public land or open space.

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: This project does not include a historical overlay or contributing structure.

Finding: Objective Satisfied Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that help 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: The project does not include any affordable housing. The project will result in a net gain of one single-family housing unit. A single-family home is a housing type that is typical of the neighborhood. The scale of the new home will be comparable to other homes on Post Street. The objective is not satisfied.

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: Staff finds the project does not include any public improvements or a design that meets these objectives.

Finding: Objective Satisfied Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regard 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’s narrative explains how a new home can provide energy-efficient solutions, such as electric vehicle charging for the new residents. New homes can also incorporate energy-efficient appliances to ensure they are more energy-efficient, cost-effective, and overall sustainable options for our environment and air quality. The applicant however did not provide any documentation demonstrating that the new home will be designed to use significantly less energy than other single-family homes in the area. This property does not sit on a brownfield.

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. (Ord. 8-18, 2018)

Discussion: The project contributes to the achievement of the housing objectives outlined in Plan Salt Lake, the Westside Master Plan, and the Housing Plan. In their narrative, which is attached as Attachment C, the applicant also provided examples of how this project meets the Master Plan.

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 applies to the site where the planned development will be located.

Finding: Complies

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

Condition(s):

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 the 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;

Finding: Complies With Conditions

Discussion: The development's intensity is represented by a net gain of one housing unit. The proposed buildable area on the site plan is compatible with the surrounding properties. The future home on Lot 2 must adhere to all zoning regulations for the R-1/5000 zoning district. The homes in the neighborhood have some distinguishing features in terms of scale and mass, as stated in Key Consideration 4 on page 7. Staff recommends that the Planning Commission condition their approval on the future home having a low to moderately pitched roof, a front porch, a sidewalk leading to the front door, and facing Post street to ensure compatibility with the existing homes.

Condition(s):

The new home must be compatible with the scale, mass, and intensity of other homes in the neighborhood and include:

- a. A low-pitched to the moderately-pitched roof.
- b. A sidewalk leading to the front door.
- c. The front of the home should face Post Street.
- d. A clearly defined covered front porch

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;

Finding: Complies With Conditions

Discussion: Because there are so many different types of building materials, no single building material is recommended for a new home. However, there are character defining features in relation to building orientation as stated in Key Consideration 4 on page 7. There are no specified building materials in the applicable master plans.

Condition(s): The ensure that the future home built on Lot 2 is compatible with the neighborhood, Staff recommends that the façade facing Post Street include a front door, clearly defined covered porch, and a walkway that leads to the front door from the public sidewalk.

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.

Finding: Complies

Discussion: The R-1-5000 zoning ordinance requires that any new house on Post Street must meet minimum setbacks. The required setbacks will provide sufficient open space buffering between the homes and neighboring properties to minimize impacts related to privacy and noise. The project has been reviewed by the Department of Transportation, and there is enough space for parking and access. The sidewalk on Post Street will remain the same besides the curb cut being removed. Post Street provides access to the homes for any maintenance.

Condition (s)

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies With Conditions

Discussion: A common architectural feature in the neighborhood is an adjoining sidewalk leading to the front door. The staff suggests that the new house on Lot 2 have a sidewalk leading up to the front door. Another feature that staff noticed is a clearly defined front porch that also serves as a refuge for pedestrians. These two architectural details of nearby houses promote pedestrian interaction and use.

Condition(s): The new home must be compatible with the scale, mass, and intensity of other homes in the neighborhood and include:

- a. A low-pitched to the moderately-pitched roof.
- b. A sidewalk leading to the front door.
- c. The front of the home should face Post Street.
- d. A clearly defined covered front porch

5. Whether the lighting is designed for safety and visual interest while minimizing impacts on the surrounding property;

Finding: Not Applicable

Discussion: NA. Lighting is not a requirement in this zone.

Condition(s): NA

6. Whether dumpsters, loading docks, and/or service areas are appropriately screened;

Finding: Complies

Discussion:

This project will include the construction of one new single-family home. The home will have city-served garbage and trash pickup and can be easily picked up from Post Street.

Condition(s):

7. Whether parking areas are appropriately buffered from adjacent uses.

Finding: Complies With Conditions

Discussion: The parking area will be at the back of the lot and will be appropriately buffered or like homes in the neighborhood.

Condition(s): Staff recommends the Planning Commission approve the Planned Development with the condition that the parking must comply with all Transportation Division requirements and be designed according to the approved Site Plan.

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;

Finding: Complies

Discussion: Urban Forestry offered comments. Three trees in the park strip area must be planted by the applicant. Also, the Globe Willow in front of the home will, if possible, be preserved

Condition(s):

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

Finding: Complies

Discussion: The lot coverage requirements and setback requirements in the zoning ordinance provide adequate space for landscaping. At the time of the building permit, the applicant must meet all zoning and landscaping requirements.

Condition(s):

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

Finding: Complies

Discussion: The applicant has not provided a landscape plan for the new home. At the time of the building permit, the applicant must meet landscaping requirements.

Condition(s):

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

Finding: Complies

Discussion: The applicant has not submitted a landscape design for the new home. The new home will have to meet all landscaping requirements at the time of building permit.

Condition(s):

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;

Finding: Complies
Discussion: Lots 1 and 2 will be accessible via an alleyway. Alley access is common in the neighborhood. The access will have no effect on the street's safety or character. The existing driveway will be removed.
Condition(s): Staff recommends the Planning Commission approve the Planned Development with the condition that the parking must comply with all Transportation Division requirements and be designed according to the approved Site Plan. Parking must be located in the rear yard or in a garage that is accessed from the alley, not the street
2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> 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;
Finding: Complies
Discussion: Pedestrians and bicyclists will be able to access Lot 1 and Lot 2 via the Post Street sidewalk. This will reduce conflicts with vehicle traffic in the alley. On-street parking is available on Post Street for deliveries and guests.
Condition(s):
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Finding: Complies
Discussion: The project does not obstruct access to adjacent properties.
Condition (s):
4. Whether the proposed design provides adequate emergency vehicle access;
Finding: Complies
Discussion: Both homes will be accessible to emergency vehicles via Post Street.
Condition(s):
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Finding: Not Applicable
Discussion:
Condition(s):

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.

Finding: Complies

Discussion: The proposal preserves the existing single-family home in the neighborhood. The project also preserves an existing street tree. The curb cut will be removed, and three trees added to the park strip area as demonstrated on the site plan. This will beautify the front of both lots and there will be minimal impact on the street or neighborhood.

Condition(s):

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Finding: Complies

Discussion: Lot 2 will have to install utilities as part of the Building Permit. Public Utilities will review the proposed utility locations at that time.

Condition(s):

ATTACHMENT F: PRELIMINARY PLAT STANDARDS

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

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

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

Standards of Approval
A. The subdivision complies with the general design standards and requirements for subdivisions as established in <u>chapter 20.12</u> of this title;
Complies With Conditions
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 request.
Condition(s): Planned Development approval is required.
B. All buildable lots comply with all applicable zoning standards;
Complies With Conditions
Discussion: The newly created lot will be buildable. The applicant is requesting planned development approval for a reduction of the required lot width requirement of 50 feet wide.
Condition(s): Planned Development approval is required.
C. All necessary and required dedications are made;
Complies
Discussion: No dedications of property are required for this development.
Condition(s):
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;
Complies

<p>Discussion: No utility objection to the proposed minimum width exception. Lot 2 will need to install water and sewer service as part of any building permit.</p>
<p>Condition(s):</p>
<p>E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;</p>
<p>Complies</p>
<p>Discussion: Engineering has reviewed the subdivision plat. There are no public improvements required.</p>
<p>Condition(s):</p>
<p>F. The subdivision otherwise complies with all applicable laws and regulations;</p>
<p>Complies</p>
<p>The proposal complies with all other applicable laws and regulations, except were modified through the Planned Development. This project requires a final plat as the recording instrument, the application for the final plat must be submitted within eighteen (18) months of preliminary plat approval, per section 20.20.010.</p>
<p>Condition(s):</p>
<p>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.</p>
<p>Not Applicable</p>
<p>Discussion: The project does not include vacation of the street, right of way, or easement.</p>
<p>Condition(s):</p>

ATTACHMENT G: 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 since the applications were submitted:

- April 27, 2022 – The Poplar Grove Community Council was sent the 45-day required notice for recognized community organizations. The comment period ended on June 16, 2022. The Community Council did not send any comments.
- May 2, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- September 2, 2022-Public hearing notice sign posted on the property
- September 2, 2022 -Public hearing notice mailed & Public notice posted on City and State websites and Planning Division list serve

Public Input:

The comments from the public on these petitions are attached below:

From: [REDACTED]
To: [Booth, Meagan](#)
Subject: (EXTERNAL) 759 south post st PLNPCM2022-00290
Date: Thursday, July 7, 2022 1:50:20 PM

Megan does this look like somebody wants to clean up the neighborhood or build a slum if the city lets them build a second house on this property. They can't even clean up the property.. If there not supposed to be working on the house while waiting for their permit. All the city will be doing is helping these developers a chance to double their money.

Thank You

Bob Raaum

748 S post street

[REDACTED]

<https://www.youtube.com/watch?v=2INLGWhkvMs>

From: [Bob R](#)
To: [Booth, Meagan](#)
Subject: (EXTERNAL) 759 south post t
Date: Wednesday, August 3, 2022 1:06:46 PM

Petion # PLNPCM2022-00289

Now it appears that we are having Junk cars parked here.there at times up to 6 cars parked on and around this property if somebody it looks like they are buying this at auctions. Is this what we get to look forward to. Along with the boarding house at 756 S. Post st and People living in the garage at 733 post st. How safe is this.

Bob Raaum
748 Post st.



From: [Edith Strahl](#)
To: [Booth, Meagan](#)
Subject: (EXTERNAL) PLNPCM2022-00290 or PLNSUB2022-00289 May 11, 2022
Date: Wednesday, May 11, 2022 8:39:40 AM

Hi Meagan: I am against having two large homes on this property without garages or some where to park. The homes seem to be large and could have quite a few people with cars and no place to park except in front of other people's property. Very likely each home would require two cars or perhaps even more if they have teenage drivers, etc. Please make sure these comments are discussed at the public hearing with my objection. Thank you very much. Edith Strahl

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:

Plat returned with redline comments. Engineering has no objection to the reduced lot width, requiring the planned development approval. Engineering deferred to Transportation regarding the means of access.

Zoning:

When applying for a demolition permit for Lot 1 and/or a building permit for Lot 2, the applicant must meet all transportation division parking requirements, including hard surfacing, and removing illegal front yard parking from Lot 2.

Fire:

Lot split is acceptable; however, if development takes place there may be additional comments related to the fire hydrant location and distance to the building that may be built, and other comments related to the permit application

Building:

The building built on the proposed new lot would need to comply with fire code setbacks from roads and alley. Conform to adopted building codes. The proposed lot is buildable.

Urban Forestry:

I observed on-site that the 1F position has a stump, 2F position is the 24" Globe Willow in moderate to poor condition. This tree is a poor selection for this location, and we could probably allow its removal. 3F position has a small 1" DBH dead tree which is fine to remove. Despite the willingness to allow these trees to be removed, we will require that three trees be replaced in the park strip frontage. Otherwise, we have no other concerns with this proposed project.

Sustainability:

No Comments

Transportation:

There are two off-street parking spaces for each residence on hard surfacing with proper stall and aisle dimensions. The only comment I would have is that the existing driveway approach on Post St. should be removed.

Public Utilities:

No utility objection to the proposed minimum width exception. Lot 2 will need to install water and sewer service as part of any building permit.