



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: October 12, 2022
Re: PLNPCM2022-00664 – Three Eagles Planned Development – 1375 S 1000 West

Planned Development

PROPERTY ADDRESS: 1375 S 1000 West
PARCEL ID: 15-14-202-008-0000
MASTER PLAN: [Westside](#)
ZONING DISTRICT: [R-1/7,000 Single-Family Residential](#)

REQUEST:

Trent Hatch of Trillie Property Solutions LLC, the property owner, is requesting Planned Development approval to subdivide the property at approximately 1375 S 1000 West into three lots for the construction of three single-family houses on the site. A Planned Development review is required because one of the three proposed lots would not abut 1000 West. The R-1/7,000 Zoning District (where the property is located) requires newly subdivided lots to front a public street.

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 for Planned Development approval and therefore recommends the Planning Commission approve the request with the following conditions:

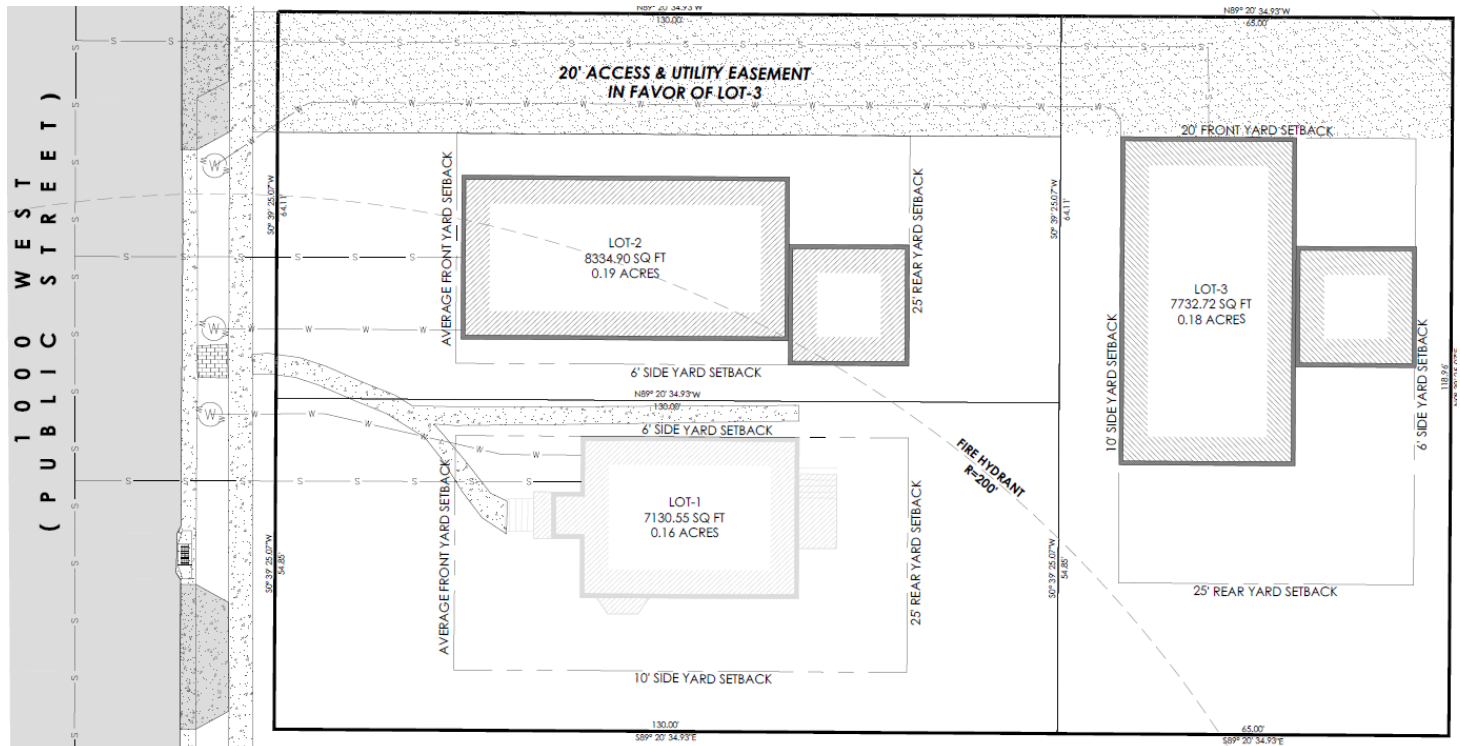
- That the applicant work with staff to provide a plan for adequate parking behind the house on Lot 1 with their preliminary subdivision application.
- That a preliminary plat is approved prior to the issuance of a building permit and a final plat is recorded prior to issuance of building occupancy.
- That any building permit application for the proposed lots includes a plan to save some salvageable trees along the perimeter of the project site.

ATTACHMENTS:

- [Vicinity Map](#)
- [Submitted Materials](#)
- [Property and Vicinity Photos](#)
- [CG Zoning Standards](#)
- [Planned Development Standards](#)
- [Public Process & Comments](#)
- [Department Review Comments](#)

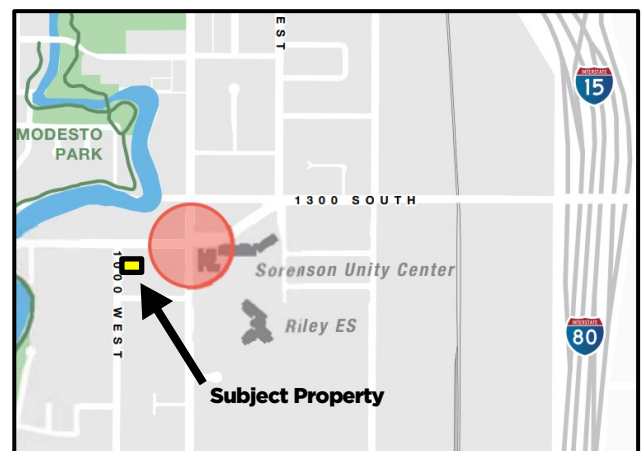
PROJECT DESCRIPTION

This is a proposal to subdivide the ~23,200 square-foot property at approximately 1375 S 1000 West into three lots that would be no smaller than 7,000 square feet each (see the submitted plans in [Attachment B](#) for exact measurements). One of the three proposed lots would not have street frontage (or in other words touch) the public street—as required by section [21A.36.010.C](#) of the Salt Lake City Zoning Ordinance. Therefore, Planned Development review by the Planning Commission is required for this proposal. The submitted plans include footprints for proposed houses. However, they should be considered informational only as they are likely subject to change. The proposal does not include any elevations or design drawings for the two houses that would be constructed if this proposal were approved. However, any new buildings on these lots would need to comply with the development standard for the R-1/7,000 zoning district. Because the property in the rear would not front a public street, it would be oriented toward the proposed access easement—meaning that the front yard would face north (see the definition of [Front Lot Line](#) in the zoning regulations).



Current Conditions

The property is located within the R-1/7,000 Single-family Residential District. Since it is not located within any nodes identified by the Westside Master Plan (2014, pg. 37), the existing single-family zoning district is appropriate for this location. There is currently one single-family house on the lot, which is proposed to remain. If this proposal is approved, the house would sit on one of the three proposed lots (as Lot 1). According to the proposal and from inspection by staff, the house is in need of repairs. The property appears to have historically been used to store junk and inoperable cars. The City has received numerous complaints about homeless encampments on the property. In 2022 alone there have been 12 different complaints investigated by the City's Civil Enforcement Division. The applicant purchased the property in July 2022 and has since worked to abate and prevent the violations that have historically plagued the property. While many of the trees that were on the interior of the lot have been removed, the proposal states that existing trees along the property's periphery will be maintained. At the street, there is a curb cut for the existing driveway that will act as the driveway for the north lot (Lot 2) and provide access to the lot in the rear (Lot 3).



Location of subject property on the Westside's node map

Neighborhood Character

The subject property's neighborhood consists primarily of single-family houses. The architectural style and lot layout vary greatly from house to house. For example, the house immediately to the south of the subject property is a ranch rambler (built in the 1950s) that sits at about the center of the lot with an attached garage that faces the street, while the house across the street is a cottage bungalow built before 1900 that sits near the back of a very deep lot. The most prominent house on the street is the historic [George Q. and Caroline Cannon House](#) on the corner of California Avenue and 1000 West. It features a prominent porch with a stylized archway and a decorative masonry fence lining the property's perimeter. However, this house is the exception in the neighborhood. Most other houses on the subject property's block and along 1000 West are more modest in scale and design. There are a few medium-sized late 19th-century Victorian-style houses mixed in with some (relatively) newer mid-century ramblers and bungalows. The location of garages and carports in the neighborhood varies as well. Many of the properties have garages located entirely behind the house (usually facing the street). There are however properties with attached garages or carports that are next to or in front of the principal dwelling. Example photos of houses in the neighborhood have been included in [Attachment C](#).

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: Planned Development

The applicant has requested Planned Development approval from the Planning Commission to waive the following requirements:

1. **Frontage of Lot on Public Street:** [21A.36.010.C](#), which requires all lots to have frontage on (or touch) a public street. The applicant has requested a modification to this standard to allow flexibility in the layout of the proposed development.

The proposed project will need to meet the Planned Development standards found in section [21A.55.050](#) of the zoning ordinance (An analysis of these standards can be found in [Attachment E](#)) in addition to all other relevant zoning requirements.

KEY CONSIDERATIONS

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

1. Master Plan Compatibility
2. Neighborhood Character
3. Access Easement
4. Development Potential without Planned Development Approval

Consideration 1 – Master Plan Compatibility

The proposed development is generally consistent with the adopted policies within the following plans:

- Growing SLC – Citywide Housing Plan (2018-2022)
- Plan Salt Lake (2015)
- Central Community Master Plan (2005)

A discussion of the relevant plans and policies can be found below:

Growing SLC- Citywide Housing Plan (2018-2022)

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.

The planned development process is a zoning tool that provides flexibility for projects that would typically not be permitted through strict application of the zoning code. The proposed development is utilizing this process to allow an additional single-family dwelling to be constructed where it would otherwise be prohibited. The requested modifications to the zoning regulations will allow for more dwelling units on an otherwise underutilized lot, assisting with the need for additional housing within the city. Additionally, the proposed development would help to abate ongoing police and civil enforcement issues on the property.

Plan Salt Lake (2015) Applicable initiatives from the plan are below:

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

The proposed development will be able to rely on the ample existing infrastructure (which includes bus stops within a quarter mile on both California Avenue and 900 West) and will not require new roads or utilities. Additionally, the proposal would increase the density of the subject property, adding two new houses to the neighborhood

Housing:

- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented
- Enable moderate density increases within existing neighborhoods where appropriate
- Promote energy-efficient housing and rehabilitation of existing housing stock

The proposed development is located within a well-established single-family neighborhood. Public Utilities has indicated that there is already sufficient infrastructure capacity at this location to accommodate new dwelling units at this location. Public improvements to accommodate the development will be marginal at most. The Sorensen Community Center is less than a quarter mile away, as are bus stops on California Avenue and 900 West.

While the proposal does not qualify as moderate-density housing, it is an increase in density from existing conditions (from one unit to three on the same lot). Accommodating the unique layout of the proposal would add more housing stock to this neighborhood and provides the opportunity for new owner-occupied units.

Westside Master Plan (2014)

Relevant Implementation Strategies:

- ***B.1.a – Infill Development:*** All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.
- ***B.1.b – Special Single-Family Allowances:*** The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single-family residential units.
- ***B.2.a – Big Blocks:*** With the help of property owners and potential developers, Salt Lake City should identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.

The proposed development would add new single-family infill to an underutilized property. The Westside Master Plan specifically promotes special allowances for new single-family development in single-family zoning districts. This proposal is a somewhat unique approach to adding new housing to a neighborhood in a way that maintains the surrounding character and limits negative impacts.

Consideration 2 – Neighborhood Character

Because elevations for the proposed houses were not provided with this request, it was initially difficult to determine if the new houses would fit into the context of the neighborhood. Staff surveyed properties in the vicinity to determine if there were any significant features that would define the neighborhood's character. The intent was to find design cues from the neighborhood context that could possibly inform any design standards that should be placed as conditions on this proposal. However, staff found that the architectural features and lot layout of properties in the neighborhood were so varied that design conditions seemed unnecessary. After the survey, staff is confident that the lot and bulk standards for the R-1/7,000 zoning district are sufficient to keep houses built as part of this proposal within the character of the neighborhood.

Consideration 3 – Access Easement

This proposal includes a 20-foot-wide utility and access easement along the north lot line of the subject property. The applicant has proposed that this easement would be used as shared vehicular access for both Lots 2 and 3. If the commission approves this request, the easement would be recorded with the required Final Plat. The owners of Lots 2 and 3 would need to work directly with one another on any future access issues with the easement and maintenance would be up to both property owners.

Consideration 4 – Development Potential without Planned Development Approval

If the Planning Commission makes the determination to deny this proposal, then the applicant would need to revise their plans to meet all relevant zoning regulations. Specifically, they would need to remove the proposed lot in the rear (Lot 3). They would still be able to divide the subject property into two lots and build a new single-family dwelling on the new lot (approximately where lot two is currently proposed) without Planning Commission Review. The new house in this scenario would probably not be much different than what is proposed. The only difference would be the lack of a lot in the rear and the accompanying access easement. Denial of this proposal would not significantly change how the project might look from the street.

STAFF RECOMMENDATION

Overall, the proposed *Three Eagles* development meets the intent of the underlying R-1/7,000 zoning district (as discussed in [Attachment D](#)), the general zoning requirements, and generally meets the standards required for Planned Development approval (as discussed in [Attachment E](#)). The applicant has made efforts to provide new housing on an underutilized lot in a way that would not significantly impact the neighborhood's character. By allowing an additional unit, the proposal is meeting goals found in the Westside Master Plan and creating an enhanced product that could not be developed in the same way without Planned Development approval.

NEXT STEPS

Planned Development Approval

If the Planned Development application is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit building permits for the development, and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

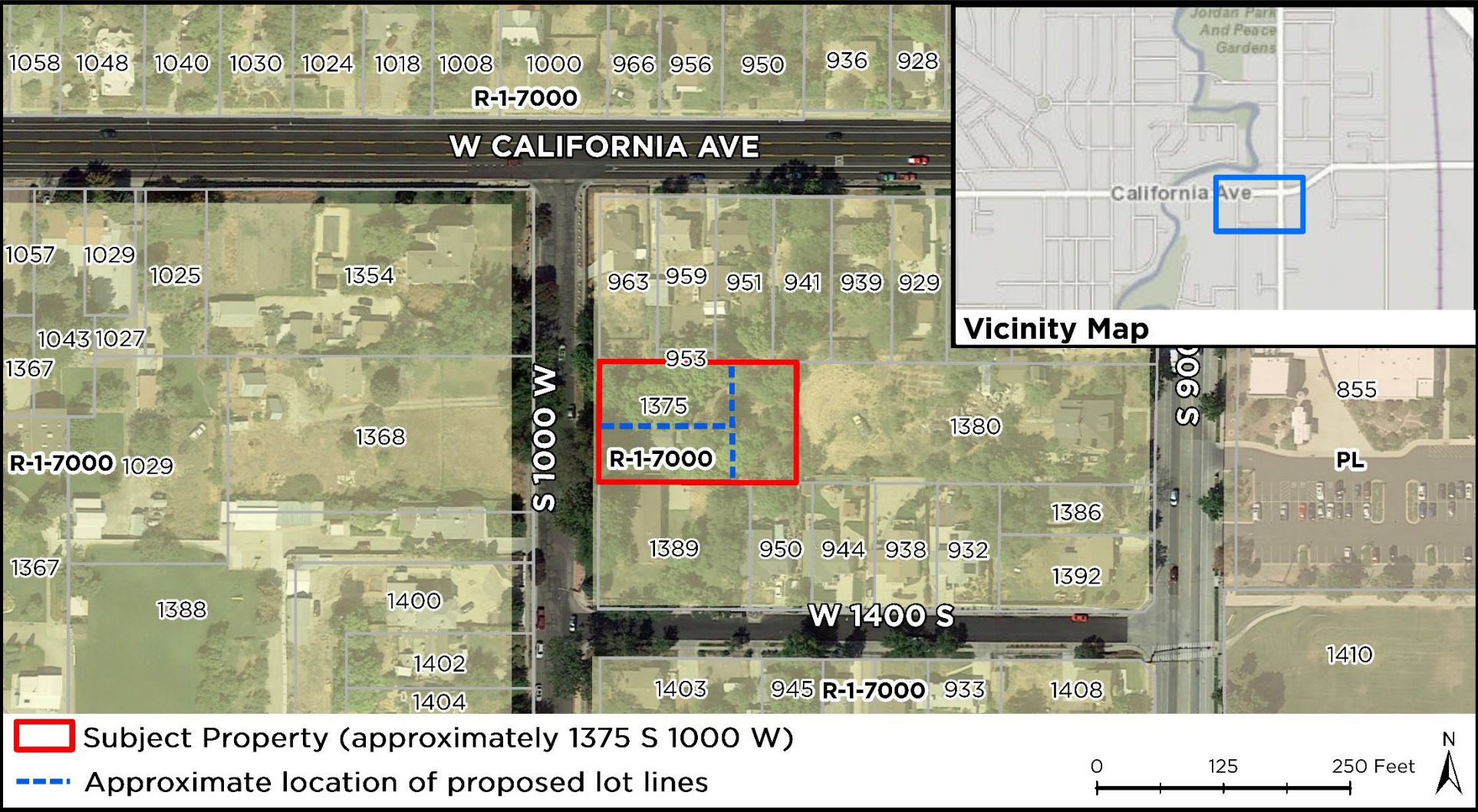
Planned Development Tabled/Continued

If the Planning Commission tables the Planned Development application, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the application.

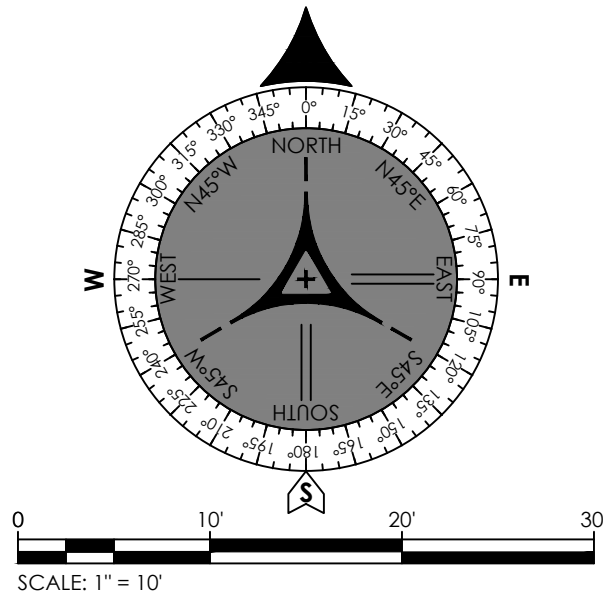
Planned Development Denial

If the Planning Commission denies the Planned Development application, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to any relevant zoning standard or planning processes.

ATTACHMENT A: Vicinity Map

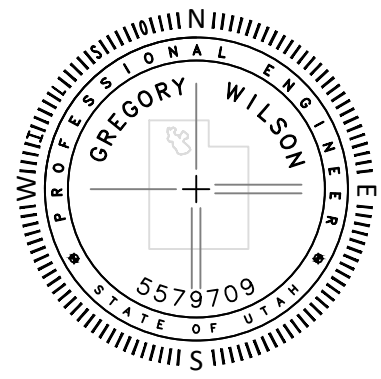
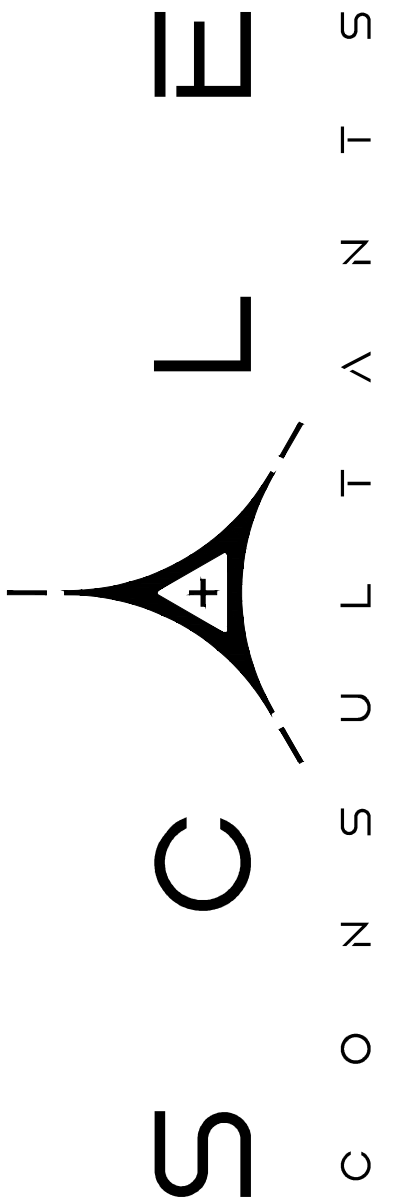


ATTACHMENT B: Submitted Materials

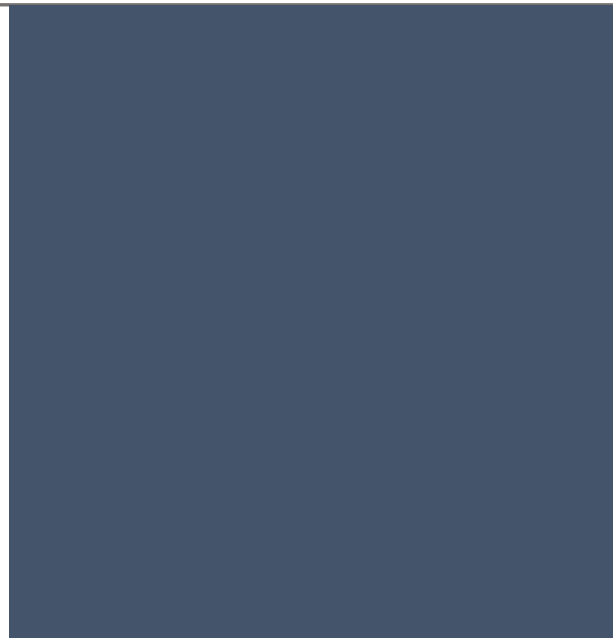


REV	DATE	COMMENT:
A	JUN 20, 2022	1st Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624



CONCEPTUAL LOT LAYOUT
THREE EAGLES SUBDIVISION
1375 SOUTH - 1000 WEST



Three Eagles

Project Narrative

TJ Hatch – Trillie Property Solutions



THREE EAGLES SUBDIVISION - NARRATIVE

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THREE EAGLES SUBDIVISION - NARRATIVE

PURPOSE AND OBJECTIVES OF A PLANNED DEVELOPMENT

The purpose of our project is to improve an area of the Glendale Community by remediating an existing house and providing additional homes that are consistent with the following objectives of the Planned Development process:

Historic Preservation

The project will consist of preserving and restoring an existing residence that contributes to the character of the city. The homes contained within the block are of similar size and style. The planned homes will contribute to the general welfare of the residents in the Glendale area of Salt Lake City.

Housing

The following goals of the project align with Salt Lake City's housing goals and policies:

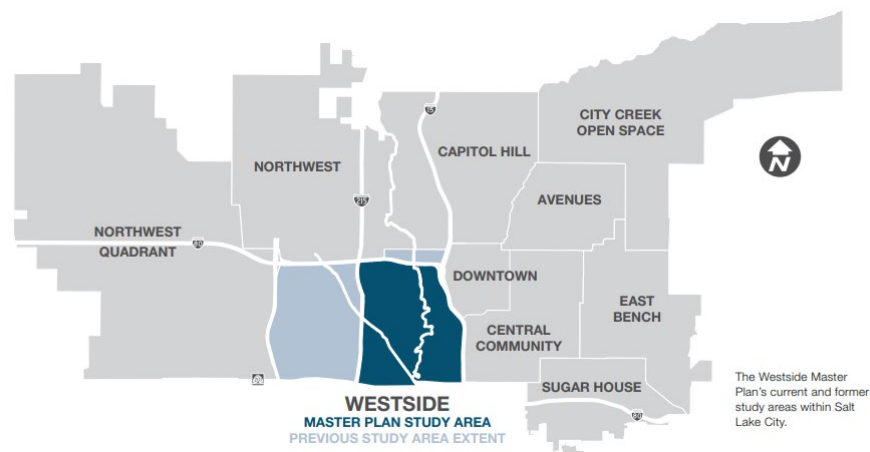
1. To provide affordable housing to those with incomes that are at or below eighty percent (80%) of the Salt Lake City median income.
2. To provide housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

Sustainability

The site is not considered a "Priority Site" or a "Brownfield" but does require remediation by the local jurisdiction. The Health Department condemned the house for its poor living conditions and heavy drug use. The existing house will be remediated as part of this planned development and will satisfy the requirements of the Salt Lake County Health Department and Salt Lake City.

Master Plan Implementation

The project will align with the current zoning of R-1/7000 and the Westside Master Plan that was adopted on December 3, 2014. The homes will be of relative scale and character of the existing area



THREE EAGLES SUBDIVISION - NARRATIVE

STANDARDS FOR PLANNED DEVELOPMENTS

Planned Development Objectives

As stated in the previous section, the proposed project achieves four objectives, three more than required, of the Planned Development criterion: Historic Preservation, Housing, Sustainability, and Master Plan Implementation. Our development will meet all the existing planning and zoning requirements with the exception of fronting onto a public street. We are proposing a 3-lot Residential Subdivision.

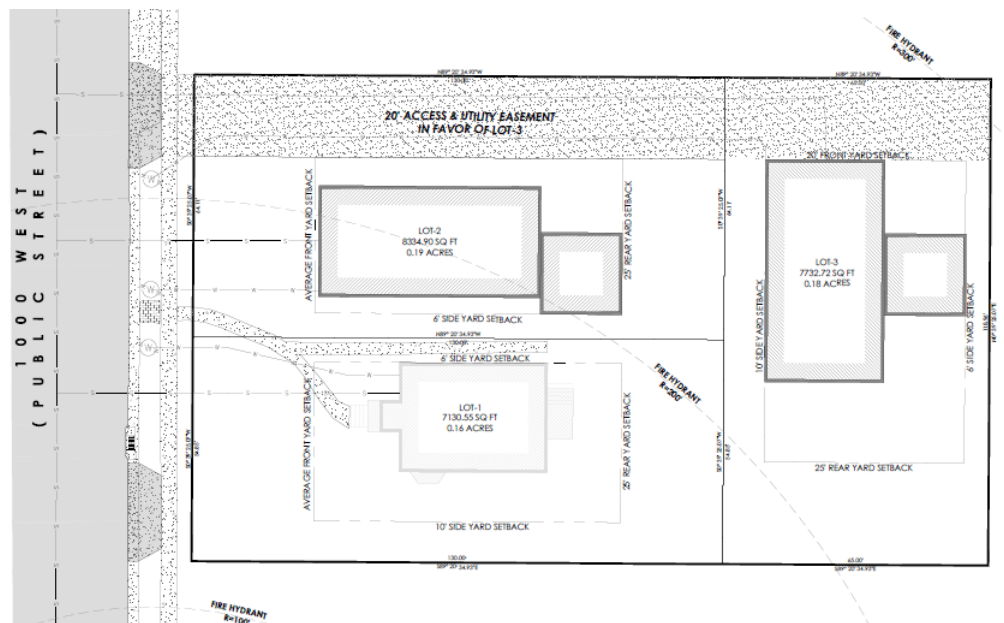
Master Plan Compatibility

The proposed development adheres to the Westside Master Plan by promoting reinvestment and redevelopment and fosters opportunities for new neighborhoods.

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, Please consider the following:

1. The existing R-1/7000 zoning and density.
2. The homes will be similar in size and style as the existing neighborhood
3. All setbacks from R-1/7000 zoning shall remain the same
4. The visual character of the project will be enhanced with newer, similar in scale homes.
5. The lots will have sufficient space for private amenities.
6. Open space buffering will be achieved with the proper implementation of the required setbacks.
7. All safety sight lines for driveways, sidewalks and streets will be maintained or increased.
8. Sufficient space for maintenance will be provided.



THREE EAGLES SUBDIVISION - NARRATIVE

Landscaping

The project would be considered a small, residential subdivision that consists of three lots. The landscaping would be reflective of a typical residential development that would consist of: a park strip, a grassy front yard, and shrubbery and will be the appropriate scale for this type of development.

Existing trees at the perimeter of the site, will provide shade and buffering to abutting properties.

Mobility

The mobility of the proposed development has been evaluated and determined the following:

1. Drive access will not be negatively impacted, and the character of the street will be maintained.
2. The pedestrian, bike, and vehicle circulations are safe and minimize conflicts between different modes of transportation.
3. Provides access to all three lots.
4. Provides emergency access to all three lots.
5. Will not impact the surrounding area or the public right-of-way.

Existing Site Features

The existing site consists of 0.53 acres of land that is mostly covered by brush. There is one existing home on the lot and will remain once the subdivision has been completed.

The homes in the area are similar in size and style and contribute to the character of the neighborhood.



THREE EAGLES SUBDIVISION - NARRATIVE

Utilities

All of the required utilities are available for our proposed development. We have met with Salt Lake City's Public Utilities group in a Development Review Team (DRT) meeting and reviewed our proposed project. During the meeting, it was determined that all utilities are available and have the capacity to support our project.

LONG-TERM MAINTENANCE OF PRIVATE INFRASTRUCTURE

Infrastructure Maintenance Estimates

Most of the public infrastructure; including sidewalk, curb & gutter and utilities are existing and will not be part of this development except for two driveways and two water meters.

All private infrastructure will be maintained by each lot owner with the exception of access to Lot-3. The shared access will be maintained in conjunction with the owners of Lot-2 and Lot-3.

A cost estimate of the maintenance of the shared access will be determined as part of the application process.

Initial Estimate Disclosure

Upon completion of the project, the following measures will be incorporated, assuring that the owners and future owners have received adequate disclosure of potential maintenance of the shared access.

1. The cost estimate shall be recorded with and referenced on the recorded plat for the planned development. The initial disclosure estimate shall cover all shared, private infrastructure items and shall be prepared for six (6) increments of ten (10) years each.
2. The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement, and operation of the 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 any property in the planned development, upon initial purchase, and also upon all future purchases for the duration of the sixty (60) year period.

Yearly Maintenance Statements

Coordination of yearly maintenance will be between the owners of Lot-2 and Lot-3

Maintenance Responsibilities

The shared access maintenance will be shared equally between Lot-2 and Lot-3

ATTACHMENT C: Property and Vicinity Photos



Subject Property – 1375 S 1000 West



Existing House on Subject Property



Neighboring Property to the South – 1389 S 1000 West



Neighboring Property to the South – 1389 S 1000 West



Property Across the Street – 1368 S 1000 West



Property Across the Street – 1368 S 1000 West – Zoomed in toward house toward the rear of the lot



George Q. & Caroline Cannon House – 1354 S 1000 West



George Q. & Caroline Cannon House, Including Masonry Wall – 1354 S 1000 West



Front of House at Southeast Corner of 1400 South and 1000 West – 1403 S 1000 West



North Side of House at Southeast Corner of 1400 South and 1000 West – 1403 S 1000 West



House around the Corner from Subject Property -950 W 1400 South



1409 S 1000 West



1425 S 1000 West



1433 S 1000 West



1439 S 1000 West



1445 S 1000 West



1449 S 1000 West



1450 S 1000 West



1434 S 1000 West



1426 S 1000 West



1420 S 1000 West



1404 S 1000 West



1402 S 1000 West



1400 S 1000 West



1388 S 1000 West



House North of Subject Property – 963 W California Ave

ATTACHMENT D: Zoning Standards Review

The tables below illustrate how the proposed lots will comply with relevant zoning standards. Because the development plan submitted with this request is missing some details, some standards will not be reviewed until the Building Permit review stage of the development process.

21A.24.060: R-1/7,000 Single-family Residential District

The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) 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.

Requirement	Standard	Proposed	Compliance
Land Use	Residential and other peripheral uses	Residential	Complies
Min Lot Area	7,000 square-foot minimum	7,130.55 sq ft, 7,732.72 sq ft, & 8,334.90 sq ft	Complies
Min Lot Width	50 feet for single-family detached	54.85 ft, 64.11 ft, & 65 ft	Complies
Max Building Height	Pitched roof: 28 ft or block-face avg. Flat Roof: 20 ft	No building plans submitted, will need to comply upon issuance of a building permit	N/A
Front Setback	Equal to the average setback of the block face or 20 feet	Existing house: 45 feet No plans submitted for remaining lots	Complies, N/A
Side Setback	6 feet on one side, 10 feet on the other	Existing house: 6 ft & 20 ft No plans submitted for remaining lots	Complies, N/A
Rear Setback	25 feet	Existing house: ~43 ft No plans submitted for remaining lots	Complies, N/A
Building Coverage	40% for all building (principal or accessory)	Existing house: ~14% No plans submitted for remaining lots	Complies, N/A
Parking & Access	2 spaces per single-family dwelling	No parking has been proposed as part of the proposed lot that would include the existing house. As a condition of approval, staff recommends that plans for required parking on Lot 1 be included with the Preliminary Plat.	Does not Comply, Staff has recommended a condition of approval.
Landscaping	Required yards must be landscaped, excluding driveways and sidewalks	According to their submitted narrative, the applicant plans to landscape the properties according to all relevant zoning regulations, will need to be reviewed at building permit stage.	N/A

Other Relevant Standards

Requirement	Standard	Proposed	Compliance
21A.36.010: Use of Land and Buildings	B. One Principal Building Per Lot	One single-family house per lot	Complies
	C. Frontage of Lot on Public Street	Two proposed lots would front (or touch) 1000 West. The third in the rear would not.	Requested Modification

21A.62.040: Definitions of Terms:

LOT LINE, FRONT: "Front lot line" means that boundary of a lot which is along an existing or dedicated public street, or where no public street exists, is along a public way. On corner lots, the property owner shall declare the front lot line and corner side yard line on a building permit application. In the case of landlocked land, the front lot line shall be the lot line that faces the access to the lot.

According to this definition, the lot without frontage would face toward the access easement, meaning the front yard setback would be measured from the north lot line.

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 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 applicant has requested Planned Development approval to waive the standard in 21A.36.010.C that requires all lots to have frontage on (or touch) a public street. The applicant has asked for greater flexibility in the layout of the proposed subdivision. Specifically, the applicant is requesting Planned Development approval to allow a lot that would be located at the rear of the existing property that would be accessed through an easement strip through one of the lots that would front 1000 W.

The existing lot is just over 23,000 square feet in size and has the area to accommodate its subdivision onto three lots greater than the 7,000-square-foot minimum. Unfortunately, the lot is not wide enough to accommodate the minimum lot width required by the R-1/7,000 zoning district for all three lots. The applicant has proposed an alternative approach to the development of the property by placing one of the proposed lots behind the others, accessed by a 20-foot-wide easement. The proposal increases the number of available owner-occupied houses in the neighborhood while simultaneously fulfilling a number of implementation strategies outlined in the Westside Master Plan (see the discussion below for Planned Development Objective F). With the conditions recommended by staff, the proposed development will result in a more-enhanced product than what would be achieved through strict application of relevant zoning standards.

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

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 proposed development fulfills several goals and policies within the Westside Master Plan (adopted in 2014). Specifically, it supports the following Neighborhood-related implementation strategies within the plan (see page 86 in the plan):

- **B.1.a – Infill Development:** *All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.*

The proposed three-lot development adheres to the prevailing development pattern of the immediate area by complying with all the lot and density requirements in the R-1/7,000 zoning district. The only modification requested is for the proposed lot without frontage onto 1000 West where all other relevant zoning regulations would still apply. The new houses that would occupy the proposed lots would adhere to the prevailing low-density single-family detached character of the surrounding neighborhood, complying with this implementation strategy.

- **B.1.b – Special Single-Family Allowances:** *The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single-family residential units.*

While the proposed development does not utilize any of the examples provided in the above-stated strategy, it is an example of a “unique, single-family residential development” within an existing single-family zoning district. The unique layout of the proposed development adds incremental density without sacrificing compatibility, or even changing the underlying zoning district.

- **B.2.a – Big Blocks:** *With the help of property owners and potential developers, Salt Lake City should identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.*

The block where the subject property is located may not necessarily qualify as a “Big Block” as identified in the Westside Master Plan. However, the subject property is an example of an underutilized and unmaintained area. Developing it to its full potential requires some flexibility with the relevant zoning and design standards. By adding a third lot to this development, the proposed development will utilize land that has historically been a nuisance to the neighborhood.

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.

Finding: Complies

Discussion:

Master Plan Compatibility was discussed in Consideration 1 of the staff report. The proposed development is appropriate for the R-1/7,000 zoning district does not run contrary to the applicable master plans for this neighborhood.

Condition(s): Staff does not recommend any conditions related to this standard.

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;

Finding: Complies

Discussion:

The proposed density (which does not exceed one unit per 7,000 square feet of lot area) is compatible with the neighborhood's character. While no designs for the new houses have been submitted, they will need to comply with the height, setback, and lot coverage requirements of the underlying R-1/7,000 zoning district. Based on a survey of surrounding properties, staff is confident that the underlying development standards for the R-1/7,000 district are sufficient to keep the scale and mass of the proposed development compatible with the surrounding neighborhood.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Discussion:

Houses within the vicinity of the subject property feature a wide variety of materials, construction types, and orientation. The house on the property across the street is located near the back of the property, while the house next door sits near the center of its lot. While the proposal does not include any building materials, staff finds that as long as the proposed houses conform with all other relevant zoning standards, the proposed development will be compatible with the surrounding neighborhood as far as building materials and orientation are concerned.

Condition(s): Staff does not recommend any conditions related to this standard.

<p>3. Whether building setbacks along the perimeter of the development:</p> <ul style="list-style-type: none"> a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.
Finding: Complies
<p>Discussion: Any new construction on the proposed lots will need to comply with the setback requirements in the R-1/7,000 zoning district. The setbacks established by the zoning district are sufficient to in this context to meet the intended outcomes of this standard.</p>
Condition(s): Staff does not recommend any conditions related to this standard.
<p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>
Finding: Complies
<p>Discussion: The proposed development will improve the pedestrian experience on this primarily single-family block. As discussed under the Project Description section of this report, houses in the neighborhood reflect a wide variety of architectural styles and lot configurations. The building footprint illustrations provided with this proposal show development that would help to improve the pedestrian experience on 1000 West by filling in the empty spaces on the block face. A consistent rhythm (or regular pattern) of buildings and open space will add a stronger and more predictable sense of enclosure for pedestrians walking up and down this side of the street.</p>
Condition(s): Staff does not recommend any conditions related to this standard.
<p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>
Finding: Complies
<p>Discussion: Any lighting for the proposed dwellings will be reviewed during the building permit process and will not differ in character from surrounding uses. Staff does not anticipate any negative impacts from new lighting on the property.</p>
Condition(s): Staff does not recommend any conditions related to this standard.
<p>6. Whether dumpsters, loading docks and/or service areas are appropriately screened;</p>
Finding: Complies
<p>Discussion: All proposed uses are detached single-family dwellings and will be served by City garbage pick-up that can be easily accessed from 1000 West. No dumpsters, loading docks, or services areas are proposed with this development.</p>
Condition(s): Staff does not recommend any conditions related to this standard.
<p>7. Whether parking areas are appropriately buffered from adjacent uses.</p>
Finding: Complies
<p>Discussion: Parking on the site will be similar in character to surrounding properties and negative impacts are expected to be minimal.</p>
Condition(s): Staff does not recommend any conditions related to this standard.

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 With Conditions

Discussion:

The proposal indicates that trees along the periphery will be maintained. However, Planning staff acknowledges that due to the nature of the property, there may be some trees beyond preservation that will need to be removed due to safety issues.

- **Condition(s):** Staff recommends that any building permit application for the proposed lots includes a plan to save some salvageable trees along the perimeter of the project site.

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

Finding: Complies With Conditions

Discussion:

The proposal states that existing trees along the periphery of the property will be maintained.

Condition(s): Staff recommends that any building permit application for the proposed lots includes a plan to save some salvageable trees along the perimeter of the project site. (This is the same condition proposed for standard D.1 above).

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

Finding: Complies

Discussion:

The result of this proposed development is not expected to create significant negative impacts on adjacent properties. Therefore, additional landscaping (beyond what is required by the zoning regulations) will not be necessary.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion:

While a landscaping plan is not required for new single-family development in the R-1/7,000 district, the proposed development will need to comply with all relevant landscaping regulations, which will be appropriate for the scale of the proposed development.

Condition(s): Staff does not recommend any conditions related to this standard.

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:

Traffic is already light on 1000 West. Two additional single-family dwellings will not significantly impact the amount of traffic to 1000 West or nearby streets. The Transportation Division did not identify any issues with the proposed development (see [Attachment G](#)).

Condition(s): Staff does not recommend any conditions related to this standard.

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;

Finding: Complies

Discussion:

While a new access will need to be created for Lot 1, vehicular traffic for lots 2 and 3 would be consolidated under this proposal, thus reducing the number of conflicts between pedestrians/cyclists on 1000 West and vehicular traffic from this development. Pedestrians will be able to use the existing sidewalk on 1000 W to access the proposed development.

Condition(s): Staff does not recommend any conditions related to this standard.

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

Finding: Complies

Discussion:

The proposed access easement would enable access from lot three to nearby uses and amenities in a way that is compatible with the surrounding neighborhood.

Condition(s): Staff does not recommend any conditions related to this standard.

4. Whether the proposed design provides adequate emergency vehicle access; and

Finding: Complies

Discussion:

All areas proposed to be developed on this lot are within 600 feet of a fire hydrant as required by the Fire Code reviewer (see [Attachment G](#)). The 20-foot access easement would provide sufficient access for all other emergency vehicles to the proposed single-family house on Lot 3.

Condition(s): Staff does not recommend any conditions related to this standard.

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: Complies

Discussion:

No loading or service areas are proposed with this development.

Condition(s): Staff does not recommend any conditions related to this standard.

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 would preserve the existing single-family house that would be situated on Lot 1 and several trees long the periphery of the subject property.

Condition(s): Staff does not recommend any conditions related to this standard.

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:

Lots 1 and 2 would front 1000 W and therefore would have access to the necessary utilities for development. The proposed easement through Lot 2 would provide access for all utilities required for Lot 3. Installation of these utilities would be required as part of the building permit for Lot 3. The proposal indicates that the maintenance of these utilities “will be maintained in conjunction with” the owners of Lots 2 and 3. In other words, any issues with the utilities will be settled between the owners of the two properties.

Public Utilities has indicated that there is sufficient capacity from existing public infrastructure to accommodate two more houses at this location (see [Attachment G](#))

Condition(s): Staff does not recommend any conditions related to this standard.

ATTACHMENT F: 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:

- August 9, 2022 – The Glendale Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- August 9, 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 30, 2022
 - Public hearing notice sign posted on the property
- September 28, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Staff has not received any public comments concerning this request

ATTACHMENT G: 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 (Chien Hwang):

Certified address required prior to building permit issuance. Rebecca Thomas 801-535-7794 or Rebecca.Thomas@slcgov.com Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Site Plan Review Required. No curb alignment changes. No cut back parking. No footings, foundations, permanent soldier piles, or permanent soil nails permitted in the public right of way

Fire (Douglas Bateman):

Fire hydrant shall be located within 600-feet of all ground level exterior walls of buildings with measurements following the drive route and how the hose would be deployed from fire hydrant to the structure. *drive shall support 80,000 pounds

Transportation (Michael Barry):

Transportation had no comments. You should be able to use the old alleyway on the north side for access.

Public Utilities (Jason Draper):

Public Utility permit, connection, survey, and inspection fees will apply. Public Utility permit, connection, survey, and inspection fees will apply. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. All utilities must be separated by a minimum of 5' horizontally and 12" vertically. Water and sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation. Lot consolidations and subdivisions must be finalized before SLCDPU's Building Permit approval. Documentation should be included in Building Permit application. Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Include the planned water and sewer connections on a site/utility plan for the new structure. Include the existing water and sewer connections to the existing building on the site/utility plan if remaining. Otherwise, include on a demolition plan One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. A legal description and easement should be submitted for the proposed utility easement. Due to the shallow elevation of the existing sewer main and our policy against ejector pumps; new basement plumbing fixtures are discouraged.