



# Staff Report

PLANNING DIVISION

**To:** Salt Lake City Planning Commission  
**From:** Rylee Hall, Principal Planner  
rylee.hall@slcgov.com or 801-535-6308  
**Date:** February 14th, 2024; Published February 9<sup>th</sup>, 2024  
**Re:** PLNPCM2023-00660 – Planned Development at 1532 S 900 W

## Planned Development

**PROPERTY ADDRESS:** [1532 S 900 W](#)

**PARCEL ID:** 15-14-253-028-0000

**MASTER PLAN:** [Westside Master Plan](#)

**ZONING DISTRICT:** [R-1/7,000 Single Family Residential District](#)

### REQUEST:

Santiago Tovar (applicant), representing the property owner, is requesting a Planned Development for modifications needed to subdivide the subject property in order to create a second lot to build a single-family dwelling. The property is located in the R-1/7,000 Single Family Residential Zone. There is an existing single-family home on the property the applicant intends to retain.

The applicant is requesting Planned Development approval for the following zoning modifications:

- Reduction of the minimum lot width requirements for the new lot; and
- Reduction of the front and rear yard setback requirements for the new lot.

### RECOMMENDATION:

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

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Site Photos](#)
- C. [ATTACHMENT C: Application Materials from Applicant](#)
- D. [ATTACHMENT D: Zoning Standards for the R-1/7,000 Zone](#)
- E. [ATTACHMENT E: Planned Development Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

## PROJECT DESCRIPTION

The purpose of this request is to create a second lot for a new single-family dwelling. The property currently consists of a single lot with frontage on 900 West. This lot is approximately .334 acres or 15,549 SF. There is an existing single-family home on the property the applicant intends to retain upon development. The requested modifications would allow the creation of an additional lot (Lot 2) that would have public street frontage on Cannon Oaks Place. Through the Planned Development process, the applicant is seeking zoning modifications to the minimum requirements for lot width and setback requirements in the R-1/7,000 Single Family Residential Zone.

### Planned Development Modifications

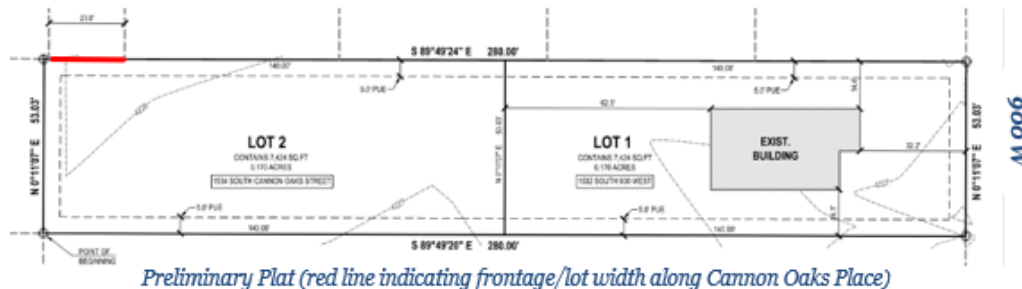
The [R-1/7,000 Single Family Residential](#) zoning district requires a minimum lot width (frontage along a public street) of 50 ft. The proposed lot with access from Cannon Oaks Place (a public street) would only have about 23 ft. of lot width/frontage along this road. The applicant is requesting a modification to the lot width requirement to allow the creation of a new lot with a proposed lot width/frontage of 23 ft. The proposed lot is approximately .17 acres or 7,405 SF.



#### Quick Facts

- ▲ **Property Address:** 1532 S 900 W
- ▲ **Size:** .33 acres (~14,550 SF)
- ▲ **Existing Use:** Single- Family

*Cannon Oaks Place*



The applicant is also requesting to modify the front and rear yard setback requirements for the same lot (proposed Lot 2). The front yard setback requirement in the [R-1/7,000 Single Family Residential](#) zoning district is 20 ft., and the rear yard setback requirement is 25 ft. City Code [21A.62.040 Definitions of Terms](#) gives the following definitions for front and rear yards:

#### Front Yard

#### Rear Yard

#### Definitions

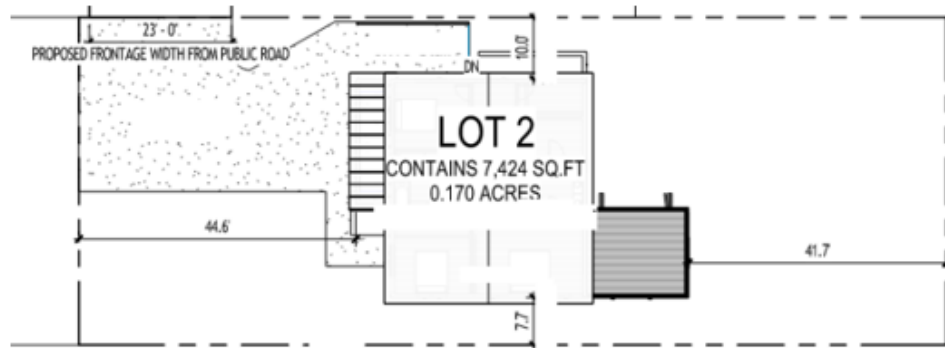
**FRONT LOT LINE:** "Front lot line" means that boundary of a lot which is along an existing or dedicated public street, or where no public street exists, is along a public way. In the case of landlocked land, the front lot line shall be the lot line that faces the access to the lot.

**FRONT YARD:** A yard extending between side lot lines and between the front lot line and the required front yard setback line.

**REAR LOT LINE:** "Rear lot line" means that boundary of a lot which is most distant from, and is, or is most nearly, parallel to, the front lot line.

**REAR YARD:** A yard extending between the two (2) interior side lot lines from the rear lot line to the required rear yard setback line.

In this case, the front lot line for proposed Lot 2 would be the northern lot line as this is the lot line along Cannon Oaks Place, a public street, and the 20 ft. front yard setback would be measured from this lot line. The lot line that is most distance from and parallel to the front (north) lot line is the southern lot line, and the 25 ft. rear yard setback would be measured from here. The applicant is requesting a modification to the front and rear setback requirements, and is proposing the front yard setback to be 10 ft., and the rear yard setback to be 7.7 ft.



*Site Plan for Lot 2 showing proposed setbacks (provided by applicant)*

### Property and Neighborhood Context

The subject property is located at the south-east edge of the Glendale neighborhood. Properties directly to the north of the property are zoned R-1/5,000, and all other neighboring properties are zoned R-1/7,000. As the existing zoning pattern in this area would suggest, surrounding and nearby uses are primarily single-family residential.

To the south, approaching the regional commercial node at the intersection of 1700 South and 900 West, the zoning designations change to allow a higher intensity of commercial and residential uses. To the south and east is a large swath of [M-1](#) (Light Manufacturing) zoned land. The industrial use of this area is a holdover from the establishment of these uses along the railroad corridor (between 400 West and 700 East) in the late 1800's.

The beginning of the Westside community is linked to the expansion of the railroad and industrial development in the western part of the city. As these uses have continued to grow, the demand for housing has increased. Additionally, the Westside's population has been increasing at a rate faster than Salt Lake City overall for the past several decades. These conditions have created pressure to develop more housing in the Westside area.

The Westside area is bounded by the 700 West industrial corridor to the east and industrial development near Redwood Road to the west. The community is also surrounded on all sides by freeways or arterials: I-80, I-15, I-215, and I-201/ 2100 S. These barriers prevent the Westside area from expanding outwardly in response to development pressure. Because of this, new development is focused on infill development within existing neighborhoods.

### APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section [21A.55.030](#) of the Zoning Ordinance, the Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district ([R-1/7,000 Single Family Residential](#)), does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section [21A.55](#).

## KEY CONSIDERATIONS

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

1. Implementation of the Westside Master Plan, Housing SLC, and Plan Salt Lake
2. Requested Modifications
3. Neighborhood Compatibility and Impact

### Key Consideration 1: Implementation of the Westside Master Plan, Housing SLC, and Plan Salt Lake

#### [Westside Master Plan \(2014\)](#)

The Westside Master Plan was adopted in 2014 and focuses on land used related opportunities. The plan covers the area that is generally between I-15 and I-215 on the east and west, the city boundary on the south, and I-80 on the north. The Westside Master Plan envisions: *“The established and stable neighborhoods of the Westside will remain the core of the community, retaining traditional development patterns while also providing new housing opportunities.”*

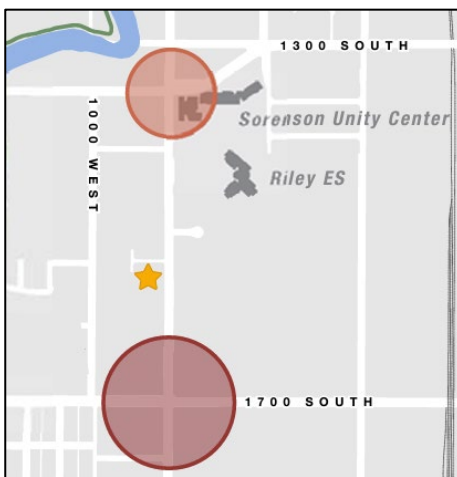
The project site is within the Glendale Neighborhood – one of the 2 major neighborhoods in the Westside area. This neighborhood is primarily composed of single-family homes. As the Westside area was developed later than the rest of the city, there is some deviation from its original design of large lots and wide roads. The Glendale neighborhood in particular embraced diagonal streets and suburban, cul-de-sac-type development. Because of this, blocks in this area tend to be larger and less uniform, and there are lots scattered throughout that are vacant or underutilized.

The Westside Master Plan specifically identifies vacant and underutilized parcels as opportune places for infill development. This

plan also greatly emphasizes compatibility of new development within existing neighborhood in regards to building height, lot bulk and setbacks, architecture, landscaping and building materials.

#### *Community Nodes*

The project is also near 2 commercial nodes identified by the Westside Master Plan: a regional node at 1700 South and 900 West, and a community node at California Avenue and 900 West. Nodes, or intersections, are defined in this plan as ‘integrated centers of activity.’ These areas are intended to increase the stability of existing neighborhoods by providing necessary daily or discretionary retail and service options, and by providing opportunities for employment and recreation within the community. The viability of the nodes relies on people to access their activities and services. To support these uses, more residents are needed within the vicinity.



*Nearby Nodes*

#### *Proposed*

The proposal directly aligns with the goals of Westside Master Plan by proposing infill development of an underutilized and mostly vacant lot. The proposed lot size (.17 acres/7,242 SF) is similar in scale to nearby lots in the neighborhood. The new home will be subject to the regulations of the R-1/7,000 zoning district. The new lot and home are consistent with the existing development pattern and character of the neighborhood.

#### *Infill Development (pg. 33)*

‘Spaces like this within Glendale and Poplar Grove provide opportunities for creating new homes in the community.’



### [Plan Salt Lake \(2015\)](#)

Plan Salt Lake is a Citywide vision for the City for the next 25 years and includes guiding principles for the City related to sustainable growth and development. The goal of the plan is to create a city that is resilient, inclusive, and economically viable. With this in mind, the plan outlines goals and initiatives to support the development of new housing. Applicable initiatives from the plan are below:

#### Growth:

- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

#### Housing:

- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

The proposal will allow infill development of an underutilized parcel and provide housing in an area that is seeing an increase in development pressure. The site is within an existing neighborhood and the new lot and home will be similar in size and scale to the existing development pattern. The proposal promotes an increase in the City's population by increasing the available housing stock. The proposal directly supports the growth and housing goals of Plan Salt Lake.

### [Housing SLC \(2023- 2027\)](#)

The city has recently adopted a citywide 5-year housing plan to increase the overall supply and stability of housing throughout Salt Lake City in response to the ongoing housing crisis. This plan expands Growing SLC; Salt Lake City's previous housing plan for 2017-2022.

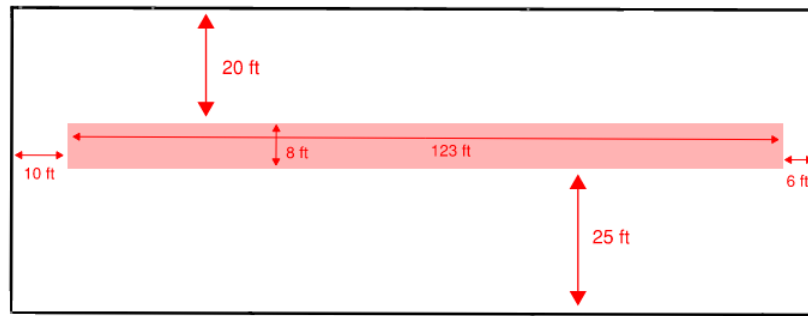
The goals of Housing SLC are oriented towards '*...creating a city where everyone belongs and can live affordably.*' Throughout 2022, the city collected data on housing throughout Salt Lake City and developed key findings to guide the efforts of this plan. These findings indicated that in general, residents want more 'missing middle' housing and more family-sized housing.

The proposal supports the goals of Housing SLC by providing an additional housing unit within an existing neighborhood. The new home will be approximately 3,600 SF – with 3 bedrooms, an attached garage, and an unfinished basement. The proposal will bolster mid-size housing stock by providing an additional dwelling unit of a size and scale suitable for a family.

#### **Key Consideration 2: Requested Modifications**

Because the public street frontage for this lot is Canon Oaks Place, and the front lot line is defined as the boundary of a lot that is along a public street, the required yard areas are atypical because of the configuration of the lot in relation to the public street frontage. In this case, the front lot line for proposed Lot 2 would be the northern lot line as this is the lot line along Cannon Oaks Place, a public street, and the 20 ft. front yard setback would be measured from this lot line. The lot line that is most distance from and parallel to the front (north) lot line is the southern lot line, and the 25 ft. rear yard setback would be measured from here. The applicant is requesting a modification to the front and rear setback requirements, and is proposing the front yard setback to be 10 ft., and the rear yard setback to be 7.7 ft.

Strict application of the setback requirements would result in an extremely limited buildable area that would be very difficult, if not impossible, to feasibly construct a single-family home. The required setbacks – 20 ft. (front yard), 6 ft. on one side and 10 ft. on the other (side yard setbacks), and 25 ft. (rear yard) – would yield a buildable area that is approximately 8 ft. x 123 ft. The image below shows an approximation of how this lays out on the proposed lot:



### Planned Development Standards

The Planned Development process is intended to encourage efficient use of land and resources, and support City goals identified in adopted Master Plans that provide an overall benefit to the community. Through the Planned Development process, an alternative approach to the design of a site may be considered, given the proposal is consistent with the standards of approval, and the proposal results in a more enhanced product than would be achievable through strict application of the land use regulations. As strict application of the requirements for lot width and setbacks would result in a non-buildable lot, the approval of the Planned Development creates a path to establish a new dwelling unit on a mostly vacant and underutilized parcel within an existing neighborhood. Reducing the front and rear setbacks will result in a buildable area that more closely resembles the typical building envelope for rectangular lots and allow for a feasible footprint of a new home. The project site is located in a residential area where building envelopes with similar sizes and dimensions, as the one created with the requested modifications, are the norm.

Reducing the required amount of lot width along a public street will not cause negative impacts to nearby properties. The majority of residential lots have the entire length of at least one property line along a public street and therefore have more flexibility in regards to access and driveway placement. The proposed lot width/ frontage (23 ft.) is equal to the width of Cannon Oaks Place at the northern property line of the proposed lot. Although the proposed lot has less frontage on a public road than most residential lots, the minimum requirements for access and driveway dimensions are still met by the proposal. A typical residential driveway ranges from 10 ft. to 30 ft. (maximum width allowed). The width of the access from Cannon Oaks Place is 23 ft. (equal to the existing width of this road) and is within the typical range for a residential driveway. The Transportation Department has reviewed the proposal and has not indicated any concerns relating to the capacity of this road to handle additional traffic generated by the new residence. Additionally, on-site parking will be required along with a turn-around to limit vehicle parking or backing onto Cannon Oaks Place.

### Key Consideration 3: Neighborhood Compatibility and Impact

The Westside Master Plan greatly emphasizes compatibility for new development within the existing neighborhood. This area is primarily zoned single family residential – generally either R-1/7,000 or R-1/5,000 Single Family Residential. Despite the modifications requested, the layout of the new lot is similar to a standard residential lot. The reduced setbacks are compatible with the established built environment as the front and rear yards are comparable to side yards for a typical residential lot, and the proposed side yards are similar to typical front/rear yards.

Nearby lots along Cannon Oaks Place have followed a similar development pattern as the proposal.



*Nearby lots that have been subdivided similarly (provided by applicant)*

These narrow, deep lots (shown on the image above) were subdivided into 2 or more single-family lots. The proposal will result in a new lot within a single-family residential zone that is similar in size and scale, continuing the existing pattern of development.

The project site is located on 900 West – which has striped bike lanes, as well as several bus stops, include one located within 300 ft. of the property. By locating an additional housing unit here, the new residents will have alternative options for transportation. The location is also within walking distance to several amenities, including the Sorenson Multi-Cultural Center and Unity Fitness Center, the Jordan River Parkway, and the 17<sup>th</sup> South River Park.

### **SUMMARY:**

Approving the request to modify the lot width and setback requirements supports the creation of a new buildable lot. Infill development is specifically highlighted in the Westside Master Plan for lots such as these. The new lot and home will be compatible with its surroundings, and the proposal supports the policies outlined in Plan SLC, Housing SLC, and the Westside Master Plan.

### **STAFF RECOMMENDATION**

Planning Staff finds the project generally meets the applicable standards of approval and recommends the Planning Commission approve the Planned Development proposal.

### **NEXT STEPS**

#### **Approval of the Planned Development**

If the request is approved, the applicant will need to comply with the conditions of approval, if any, including those required by other City departments and any added by the Planning Commission. All other standards and processes listed by the City's ordinances are still required.

Additionally:

- The applicant will need to submit an application for a preliminary plat to subdivide the property. The preliminary subdivision will need to be reviewed, approved, and the appropriate documents recorded before any building permits may be issued.

If the Commission decides to approve this proposal, the proposed lot configuration and the requested modifications to reduce the lot width and front and rear yard setbacks as shown on the submitted site plan are being approved and the building permit plans must reflect the Commission's approval. The provided plans for the new home may change as long as they meet the standards of the R-1/7,000 Single Family Residential Zone.

#### **Denial of the Planned Development**

If the request is denied, the applicant would not be able to subdivide the property for the purpose of constructing a new single-family dwelling because the new lot would not meet the minimum frontage requirements for the proposed use in the zone. The applicant could make modifications to the existing site such as constructing a detached ADU, subject to meeting all relevant zoning requirements for the R-1/7,000 Zone and any other required development standards.



# ATTACHMENT A: Vicinity Map





## ATTACHMENT B: Site Photos



*Existing house facing 900 W*



*From existing house looking south along 900 W*



*Backyard of existing home to fence (approximate location of proposed property line)*



*Looking east from existing home*





*From middle of property looking west (location of proposed Lot 2)*



*From rear of property (proposed Lot 2) looking towards existing home and 900 W*



*Access to Cannon Oaks Place*



*Access to Cannon Oaks Place (gated)*



# ATTACHMENT C: Application Materials from Applicant

## Cannon Oaks Subdivision

### Project Description

#### Introduction

The purpose of this application is to obtain approval to subdivide an existing lot located in Salt Lake City. The existing lot has an existing single-family dwelling to the east. Area measurement of the existing lot exceeds 14,000 sf, which allows the existing lot to be subdivided into two independent lots (R-1-7 zoning requires that the minimum lot size be at least 7000sf). Thus, the subdivision would allow another single-family dwelling to be built on the new subdivided lot.

#### Information on Existing Lot

The following text describes information pertinent to the existing condition of the property.

- Lot serial number: 15142530280000
- Lot legal description: COM 50 RDS E & 1119.75 FT N FR CEN SEC 14 T 1S R 1W SL MER N53 FT W 280 FT S 53 FT E 280 FT TO BEG 00000-0000
- Lot size: 0.34 acres = 14,848 sf
- Zoning: R-1-7
- Existing property address: 1532 S 900 W, Salt Lake City, UT
- Property description: the north and south property lines of the lot measure approximately 280 ft, and the east and west property lines measure 53.03 ft. The east property line faces the west side of S 900 W, and this side is considered the front of the existing property. There is only one existing structure on the lot which is facing the east side, or the front, of the property. The footprint of the existing property measures 1040sf . The main entrance is positioned 32.2 ft away from the east property line. The side setbacks are approximately 14.4 ft and 14.1 ft on the north and south property lines respectively. Rear setback is approximately 202.5 ft. The north west corner of the property extends past the dead end of the S Cannon Oaks St. by about 1.5ft (see subdivision plat)





Figure 1 - Existing lot obtained from the Assessor Parcel Viewer

## Planned Development Request

The purpose of the Planned Development application seeks to address the modification of the definitions of the front, side, and rear setbacks, along with the new residence not facing the front of the property towards a main street. The following text describes the existing required setbacks for the R-1-7 zoning per section 21A.24.060:

- Front yard: 20 ft. The front yard is defined as the section of the lot facing the main street, or the street providing access to the property. All other setback orientations are derived from this definition.
- Interior side yard: 6 ft on one side and 10 ft on the other
- Rear yard: 25 ft

The following image shows a graphical representation of these setback requirements by following the definitions provided above:

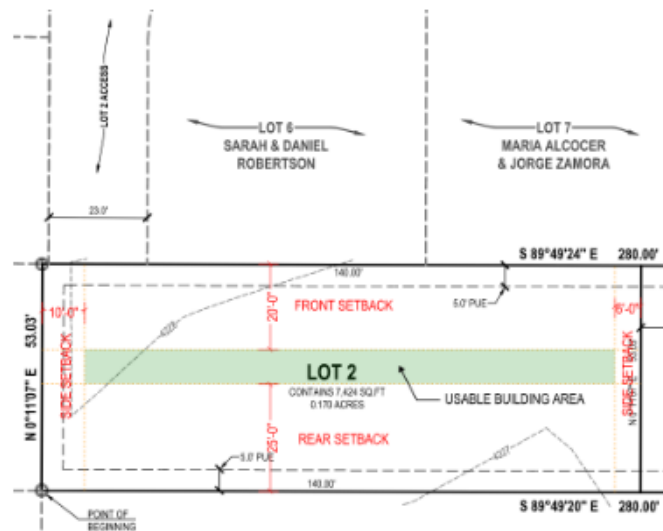


Figure 2 - Usable area of lot per zoning definitions



The figure above shows the proposed subdivided lot. Please note that access to the lot is provided by the existing street (S Cannon Oaks St) on the NW side of the subdivided lot. Per Figure 2, the green area shown above represents the allowed area where a building may be built if following the definitions provided by the zoning ordinances. Due to the limitations of the area, no building geometry would fit within the allowed area.

The purpose of the plan development seeks to allow the definition of setbacks to be modified to allow for an efficient use of land. The definitions would change so that the “front” setback is applied to the west side of the property (an all-other definitions derived from it). The following image shows the proposed changes:

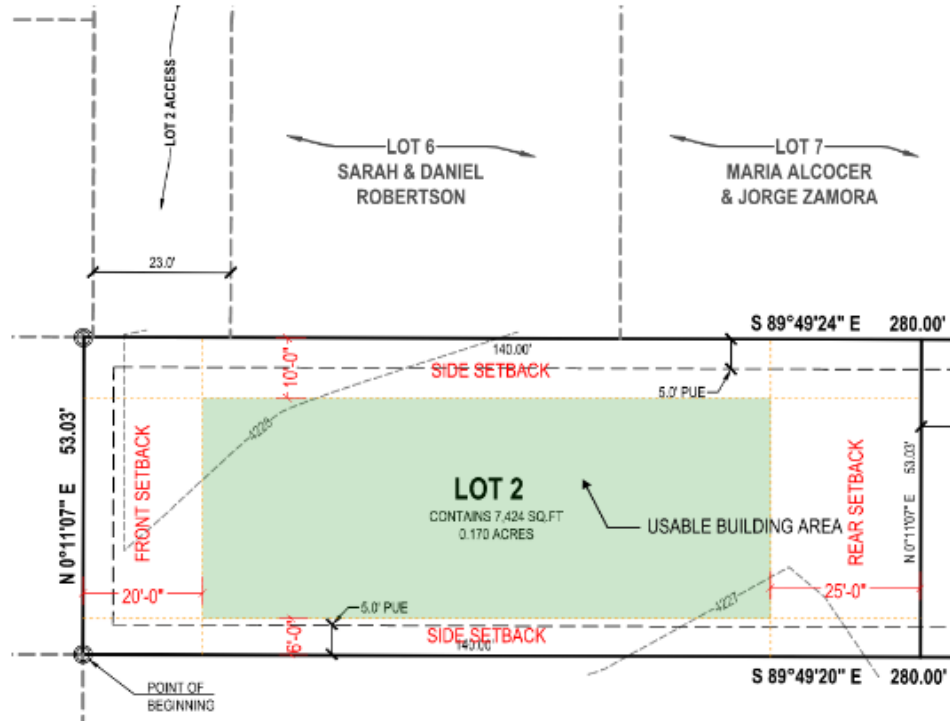


Figure 3 - Revised usable area

As see in the image below, the “front” of the property would be facing the west side of the lot, while also allowing access to the property to be kept in the NW side of the lot. Please note that all minimum setbacks are shown on the image above (meeting existing setback standards for the zone), and usable building area (green fill) would allow for a single-family residence to be built without issues.

The following image shows the proposed site plan. Please note that the front and rear setbacks exceed the minimum 20ft and 25ft distance required by the zoning ordinances. Side setbacks have been kept at a minimum.

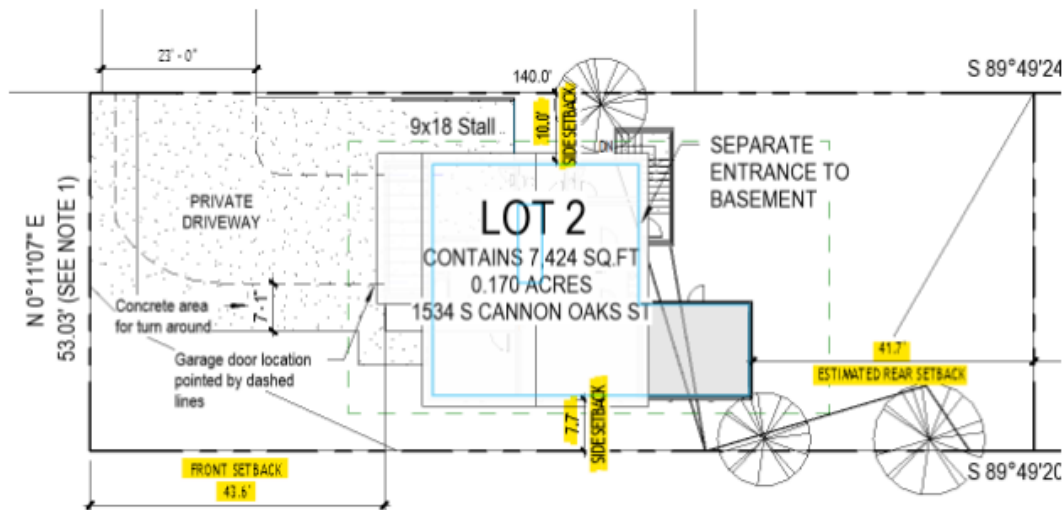


Figure 4 - Proposed Site Plan for new Lot

## Planned Development Provisions

### Section 21A.55.010 Compliance

This section of the planned development standards serves as a framework for encouraging the efficient use of land and resources accomplished by implementing the purpose statement of the zoning district, and fostering alternative approaches to property design. The main goal of a planned development is to incorporate special development characteristics that align with city goals as outlined in the Master Plan. It is proposed that this planned development will meet the following objectives through the planned development process.

1. Historic Preservation:

While introducing a new single-family residence, the design pays homage to the historical character of the neighborhood along S Cannon Oaks St. Architectural elements are carefully chosen to complement the existing historic context, preserving the overall character of the City. The modification to zoning regulations ensures flexibility in setbacks, enabling the incorporation of historical design features without compromising compliance.

2. Sustainability:

Our approach to sustainability involves designing the new single-family residence with energy-efficient features (such as a high efficiency furnace, and high efficiency tankless water heater), and environmentally conscious landscaping.

3. Master Plan Implementation:

Aligning with the Master Plan, the proposed development adheres to fulfilling the purpose of the R-1-7 zoning, which is providing single-family dwellings. Other than the deviation requested regarding building orientation, building scale and site layouts meet or exceed the requirements of the zoning ordinances.





In summary, the proposed modifications to the zoning regulations achieve a balanced and innovative approach that contributes to the efficient use of land which is one of the primary purposes of a planned development. The project also aims to achieve multiple planned development objectives such as the historic preservation, sustainability, and integration with the city's Master Plan.

## Section 21A.55.050 Compliance

- A. Planned Development Objectives: Please refer to previous section which explains how we plan to meet the requirements of a planned development
- B. Master Plan Compatibility: Please refer to the previous section which explains how we plan to meet the city's master plan
- C. Design and Compatibility: Our goal, as stated in the previous section, is to complement the existing single-family dwellings along S Cannon Oaks with a new single-family residence. Please note that many of the neighbors had issues with transient people trespassing into this lot, and using it for various purposes. Approval of this subdivision would bring a sense of safety and neighborhood back to the street.
- D. Landscape: As mentioned earlier, the goal of this development is to ensure an efficient use of landscape. This limits the number of existing trees to be cut, and also proposes environmentally conscious landscaping.
- E. Mobility: Please note that the previous use of this lot prior to our possession of the property, was mainly a camp site for transient individuals. These individuals would store garbage, or set up fire pits to use at night possibly for the use of drugs. The south section of S Cannon Oaks St was also filled with garbage from these individuals. This created a sense of insecurity within the neighbors as stated to us during initial canvassing of the area. Since possession of the lot, all garbage and transient individuals have been removed. Allowing the subdivision, and constructions of a single-family residence, would ensure that this issue is not encountered again.
- F. Existing Site Features: most if not all of the existing site features are to be maintained, which ensures preservation of the character of the neighborhood.
- G. Utilities: Connection of the new property to existing sewer mains ensures that other properties will not be affected by the planned development. We will work closely with the public utilities department to find the best solution.

## Neighborhood Comparison And Study

The purpose of this project aligns with the main goal of the planned development process which is encouraging the efficient use of land. Existing conditions surrounding the lot demonstrate that subdivisions, like the one being proposed, are encouraged to allow for an efficient use of land. It is believed that the first subdivision of lots surrounding the vicinity of the proposed lot happened with the lots located north and south of W Cannon Oaks Pl (see lots marked in red on Figure 5). After some time, S Cannon Oaks St was created with the subdivision of lots to the east and west of that street (see lots marked in orange on Figure 5). Based on what is observed on existing plat maps, most of the lots to the west of S Cannon Oaks St follow the same concept that is being

proposed in the this planned development. Overtime these lots have extended the length of S Cannon Oaks St to allow new single-family homes to be built.

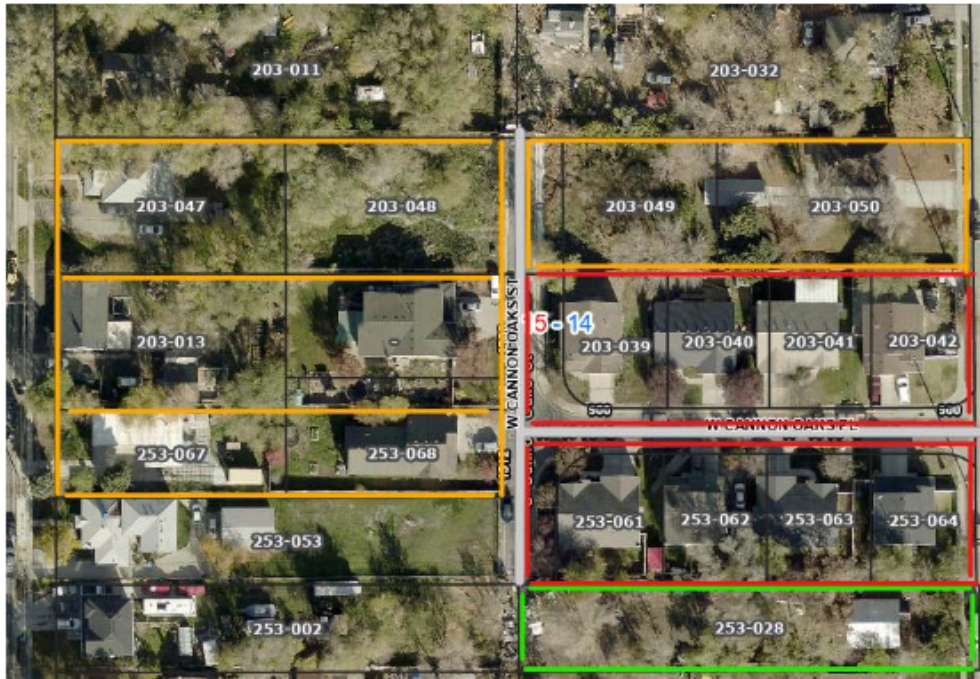


Figure 5 - Existing distribution of lots around S Cannon Oaks St

This project will also bring multiple benefits to the surrounding neighborhood as outlined within the purposes of the planned development. It is our belief the approval of a new single family residence along S Oaks St will start generating a sense of community in the area, and start providing existing neighbors with other families to bond. New families will also enhance the area, by providing a greater quantity of watchful eyes, to ensure the safety, security and proper maintenance of the area.

This project is created to meet or exceed the expectations and guidelines of the city's Master Plan Implementation. The main reason why this property is going through a planned development is allow the definitions of the front, side and rear to be rotated 90 due north to allow the construction of a new property. The rotation of the definitions will allow the structure to meet all of the other requirements provided by the regulations of the city's Master Plan.

## **Site Plan, Floor Plans, Elevations, and Building Materials**

Please see attached plans

## **Preliminary Subdivision Plan**

Please see site plan on attached plans, and document prepared by Ensign Engineering. A proposed subdivision of the lot is provided that demonstrate the objectives or the planned development.





# 900 W LOT SUBDIVISION

1532 S 900 W, SALT LAKE CITY, UT

## Drawing Sheet Index

Sheet Number	Sheet Name
A001	TITLE SHEET
A101	FLOOR PLAN
A102	FLOOR PLAN
A103	ROOF PLAN
A201	BUILDING ELEVATIONS
C101	SITE PLAN
C103	NEW SITE PLAN LOT #2
C104	SITE PLAN - UTILITY CONNECTION OPTIONS

## CODE SUMMARY

APPLICABLE CODES:  
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL MECHANICAL CODE (IMC)  
2021 INTERNATIONAL PLUMBING CODE (IPC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2021 NATIONAL ELECTRICAL CODE (NEC)  
AMERICAN NATIONAL STANDARDS INSTITUTE CODES (ANSI)

## PROJECT NOTES

THESE DRAWINGS ARE PART OF A SET OF PRELIMINARY CONSTRUCTION DOCUMENTS. THE PRELIMINARY CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:  
PRELIMINARY FLOOR PLANS  
PRELIMINARY ELEVATIONS  
SITE PLAN  
CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.  
CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED BY THE OWNER BY THE ENGINEER AND REVISIONS WILL BE ISSUED BY THE ENGINEER. CONTRACTORS ARE NOT TO MAKE ALTERNATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF OWNERSHIP. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.  
CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING OWNER.

## PROJECT INFORMATION

ADDRESS: 1532 S 900 W, SALT LAKE CITY, UT  
PARCEL RECORD #: 1514215320000  
AUTHORITY W/ JURISDICTION: SALT LAKE CITY  
SITE AREA: .34 ACRES (14,848 SF)  
ZONING: RESIDENTIAL  
EXISTING SITE USE: RESIDENTIAL  
CONSTRUCTION TYPE: WOOD FRAME  
PROJECT AREA (GROSS SF):  
LOWER LEVEL: 0 SF  
UPPER LEVEL: 0 SF  
TOTAL: 0 SF  
PROJECT AREA (NET SF):  
LOWER LEVEL: 0 SF  
UPPER LEVEL: 0 SF  
TOTAL: 0 SF



AJ HEALTHY LIFE LLC  
900 W LOT SUBDIVISION  
1532 S 900 W  
Salt Lake City, UT

Consultant  
Address  
Phone  
Fax  
e-mail

Consultant  
Address  
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e-mail

No.	Description	Date

Project number:      Project Number  
Date:      Issue Date  
Drawn by:      Author  
Checked by:      Checker

Sheet Contents

TITLE SHEET

Sheet Number

A001

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No.	Description	Date

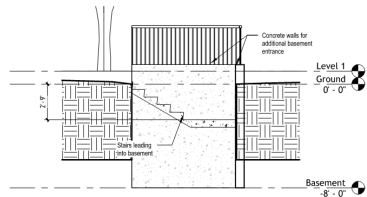
Project number      Project Number  
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Checked by      Checker  
Sheet Contents

## FLOOR PLAN

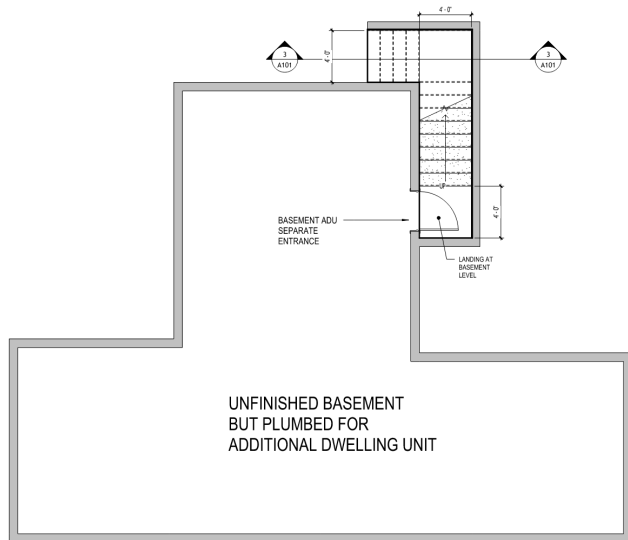
Sheet Number

**A101**

Scale      1/4" = 1'-0"



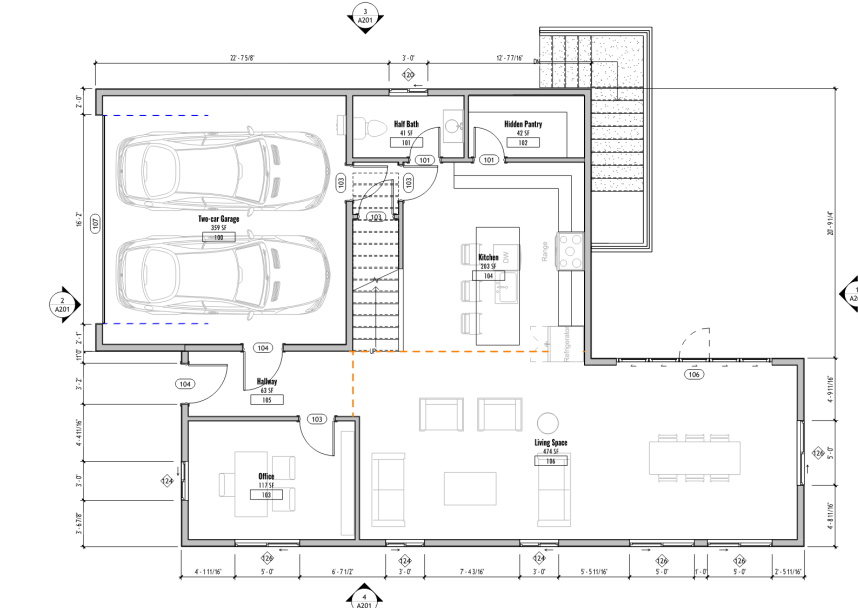
③ Depth of stairs at front  
1/4" = 1'-0"



② Basement  
1/4" = 1'-0"

Window Schedule Main Level				
Type Mark	Width	Height	Sill Height	Comments
30	2'-0"	3'-0"	3'-0"	
114	5'-0"	3'-0"	3'-0"	
120	3'-0"	4'-0"	3'-0"	
122	5'-0"	4'-0"	3'-0"	
124	3'-0"	5'-0"	3'-0"	
126	5'-0"	5'-0"	3'-0"	

Door Schedule Main Level			
Door Mark	Size	Height	Comments
100	2'-0"	6'-8"	
101	2'-4"	6'-8"	
102	2'-6"	6'-8"	
103	2'-8"	6'-8"	
104	2'-0"	6'-8"	
105	5'-0"	6'-8"	
106	12'-0"	8'-0"	Handrail or multiple sliding door
107	16'-0"	7'-0"	

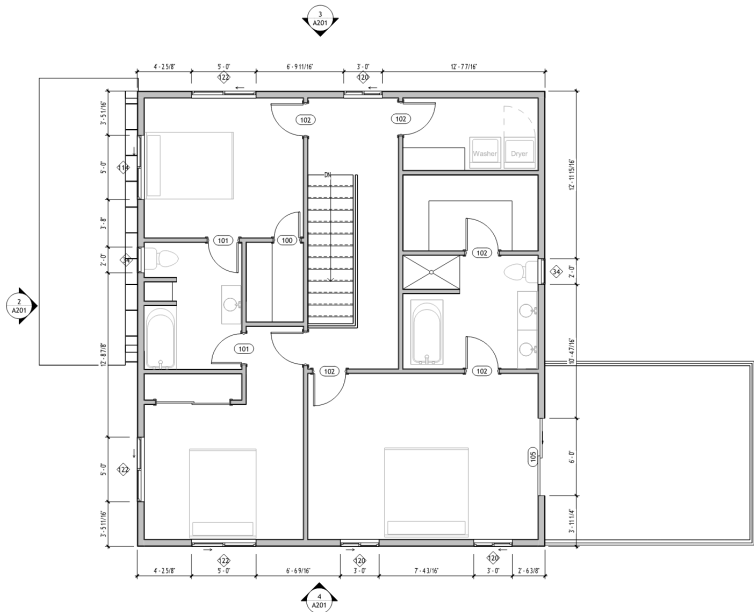


① First Floor Architectural Plan  
1/4" = 1'-0"



Door Schedule			
Mark	Door Size		Comments
	Width	Height	
100	2'-0"	6'-8"	
101	2'-4"	6'-8"	
<varies>	2'-6"	6'-8"	
103	2'-8"	6'-8"	
<varies>	3'-0"	6'-8"	
111	5'-8"	6'-8"	
105	6'-0"	6'-8"	
106	12'-0"	6'-0"	Narrowwall or multiple sliding door
107	16'-0"	7'-0"	

Window Schedule				
Type Mark	Size		Sill Height	Comments
	Width	Height		
34	2'-0"	3'-0"	3'-9"	
114	2'-0"	3'-0"	3'-9"	
120	3'-0"	4'-0"	3'-0"	
122	3'-0"	4'-0"	3'-0"	
124	3'-0"	5'-0"	3'-0"	
126	5'-0"	5'-0"	3'-0"	



① Second Floor Architectural Plan  
1/4" = 1'-0"



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Sheet Contents

FLOOR PLAN

Sheet Number

**A102**

Scale      1/4" = 1'-0"

**AJ HEALTHY LIFE LLC**  
**900 W LOT SUBDIVISION**  
1532 S 900 W  
Salt Lake City, UT

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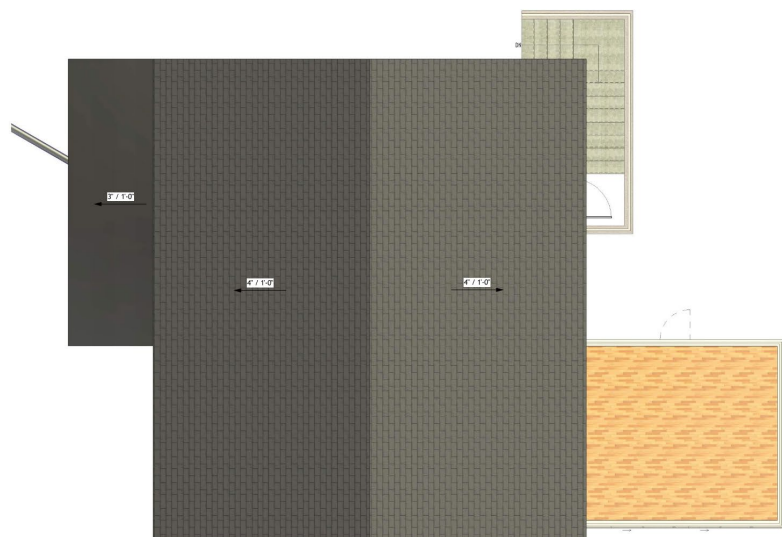
Sheet Contents

**ROOF PLAN**

Sheet Number

**A103**

Scale      1/4" = 1'-0"



① Roof  
1/4" = 1'-0"

### FRONT (WEST) FACADE MATERIALS

1. BOARD AND BATTEN SIDING (WHITE SECTION)
2. ACCENT WALL AROUND GARAGE (WOOD SIDING)
3. ROOF ABOVE GARAGE - METAL STANDING SEAM (BLACK)
4. MAIN ROOF MATERIAL - ARCHITECTURAL ROOF SHINGLES

### REAR (EAST) FACADE MATERIALS

1. CEMENT STUCCO (WHITE SECTION)
2. METAL RAILING ABOVE MASTER DECK
3. MAIN ROOF MATERIAL - ARCHITECTURAL ROOF SHINGLES

### SIDE (NORTH AND SOUTH) FACADE MATERIALS

1. LAP SIDING (WHITE SECTION)
2. ACCENT WALL AROUND GARAGE (WOOD SIDING)
3. METAL RAILING ABOVE MASTER DECK
4. ROOF ABOVE GARAGE - METAL STANDING SEAM (BLACK)
5. MAIN ROOF MATERIAL - ARCHITECTURAL ROOF SHINGLES

### PLANNED CONSTRUCTION MATERIALS

1. FOOTINGS AND FOUNDATION WALLS - CONCRETE CONSTRUCTION
2. EXTERIOR WALLS - 2x6 DFW2 WALLS
3. INTERIOR WALLS - 2x4 WALLS
4. EXTERIOR AND ROOF COVERING - OSB SHEATHING



① West Architectural Building Elevation  
1/4" = 1'-0"



② North Architectural Building Elevation  
1/4" = 1'-0"



③ East Architectural Building Elevation  
1/4" = 1'-0"



④ South Architectural Building Elevation  
1/4" = 1'-0"



**BALLPARK**  
ENGINEERING

www.ballparkengineering.net

**AJ HEALTHY LIFE LLC**  
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1532 S 900 W  
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Sheet Contents

**BUILDING ELEVATIONS**

Sheet Number

**A201**

Scale      1/4" = 1'-0"

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Sheet Contents

**SITE PLAN**

Sheet Number

**C101**

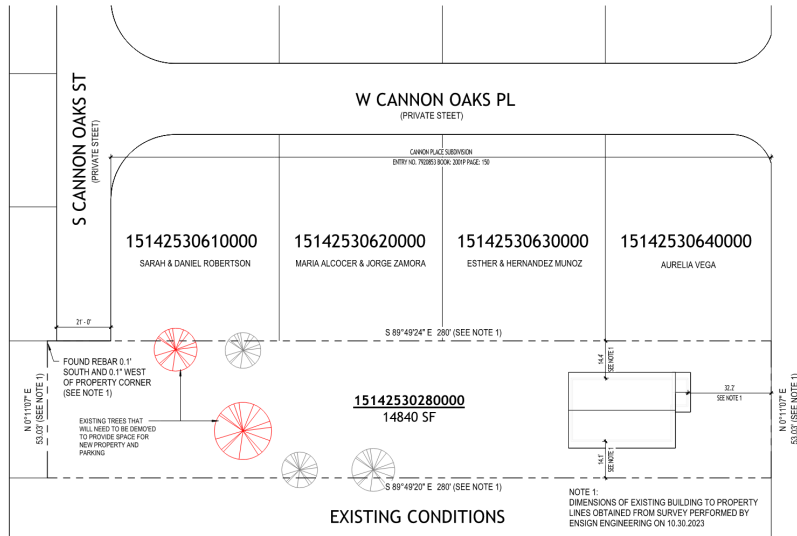
Scale As indicated

**LOT LEGAL DESCRIPTION**

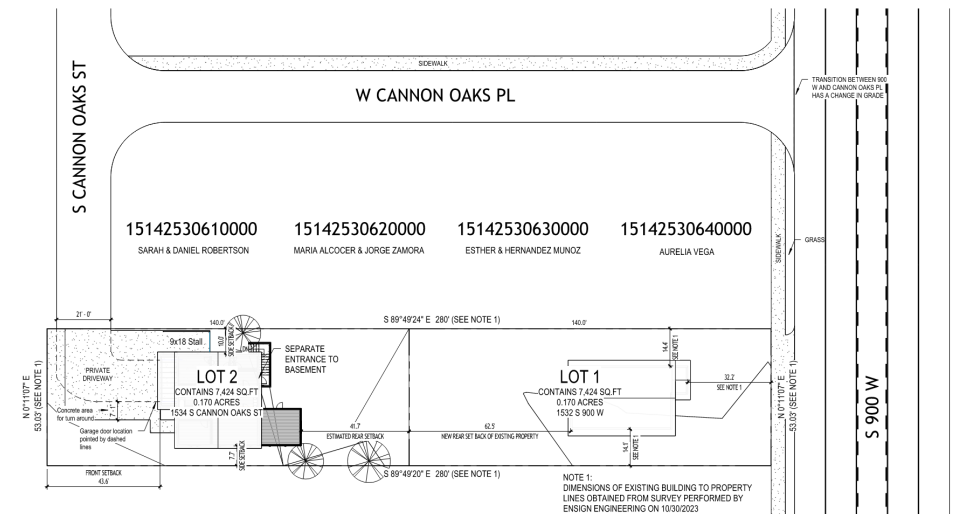
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CEN SEC 14 T 15 R 1W SL MER  
N53 FT W 280 FT S 53 FT E 280  
FT TO BEG 00000-0000



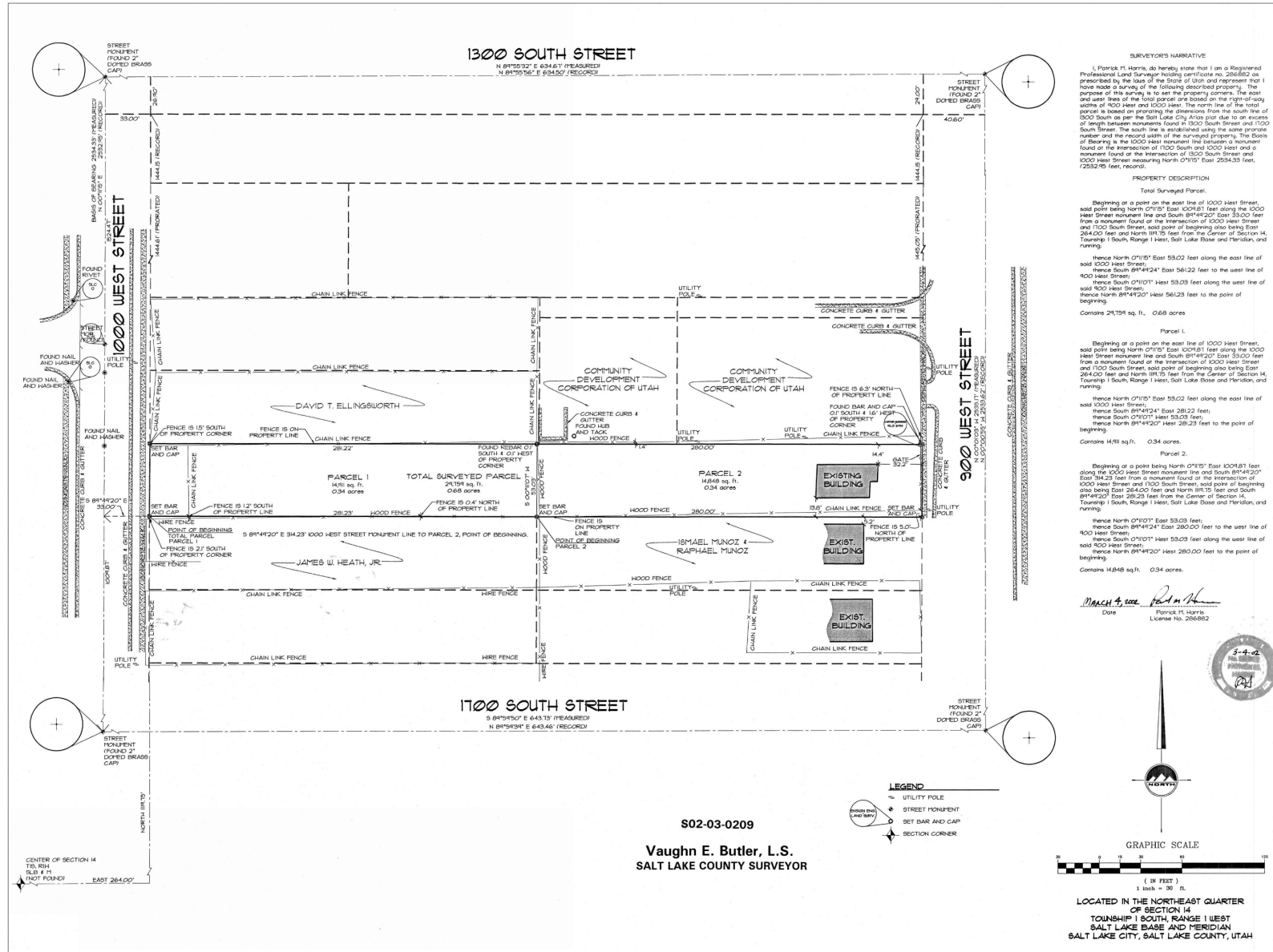
3 EXISTING PLAT MAP WITH SATELLITE IMAGE  
PLAT MAP NOT TO SCALE



1 Site Plan - Existing  
1" = 20'-0"



2 Site Plan  
1" = 20'-0"



**AJ HEALTHY LIFE LLC**  
**900 W LOT SUBDIVISION**  
1532 S 900 W  
Salt Lake City, UT



HEALTHY LIFE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT

1. PATRICK H. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I have...
2. I have prepared a copy of this plat in accordance with the provisions of the Utah Professional Land Surveyor Act...
3. I have caused a copy of this plat to be recorded in the office of the County Clerk of Salt Lake County, Utah...

BOUNDARY DESCRIPTION
Beginning at a point, said point being North 0°11'10" East 1008.67 feet along the 1000 West Street...
Thence North 0°11'10" East 53.03 feet...
Thence South 89°49'24" East 280.00 feet to the west line of said 900 West Street...
Thence South 89°49'24" East 280.00 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD
A/HEALTHY LIFE LLC, the owners of the described tract of land to be hereafter known as...
HEALTHY LIFE SUBDIVISION

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH, County of SALT LAKE, do hereby certify that on the 11th day of February, A.D. 2023, personally appeared before me...
BY COMMISSION EXPIRES: RESIDING IN: COUNTY.

HEALTHY LIFE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

RECORDED: SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: ACCOUNT: SHEET: 1 OF 1 SHEETS

**AJ HEALTHY LIFE LLC**  
**900 W LOT SUBDIVISION**  
1532 S 900 W  
Salt Lake City, UT

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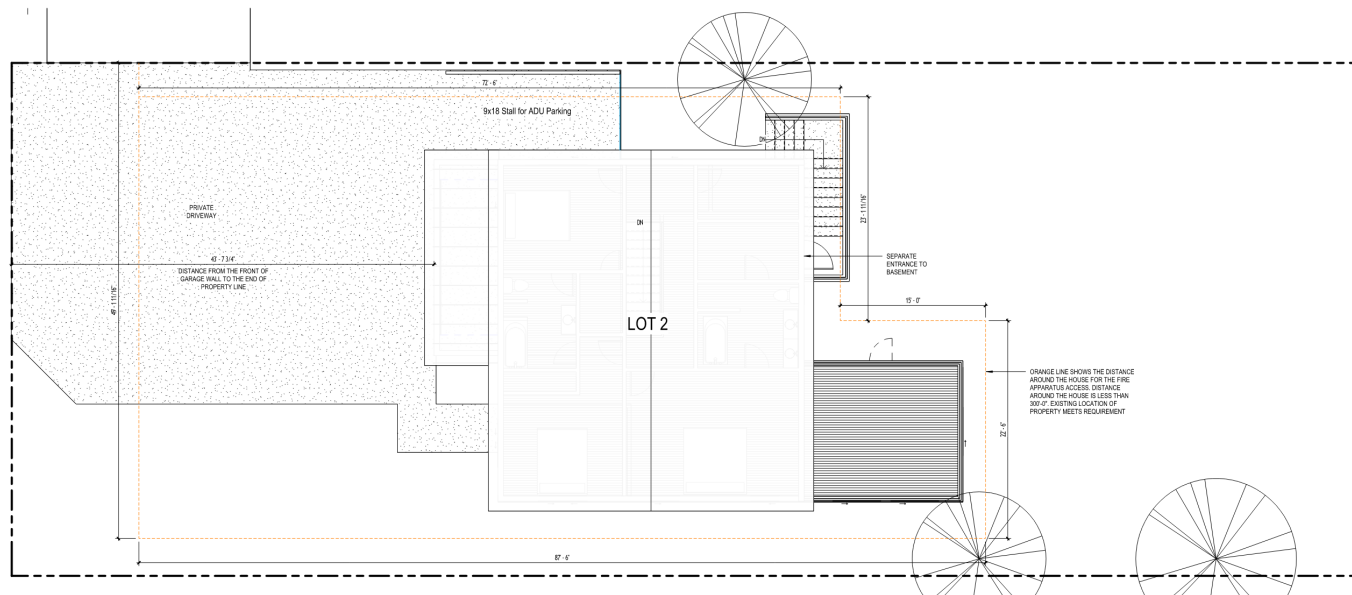
Sheet Contents

NEW SITE PLAN LOT #2

Sheet Number

**C103**

Scale 3/16" = 1'-0"



1 Site Plan  
3/16" = 1'-0"

**AJ HEALTHY LIFE LLC**  
**900 W LOT SUBDIVISION**  
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Salt Lake City, UT

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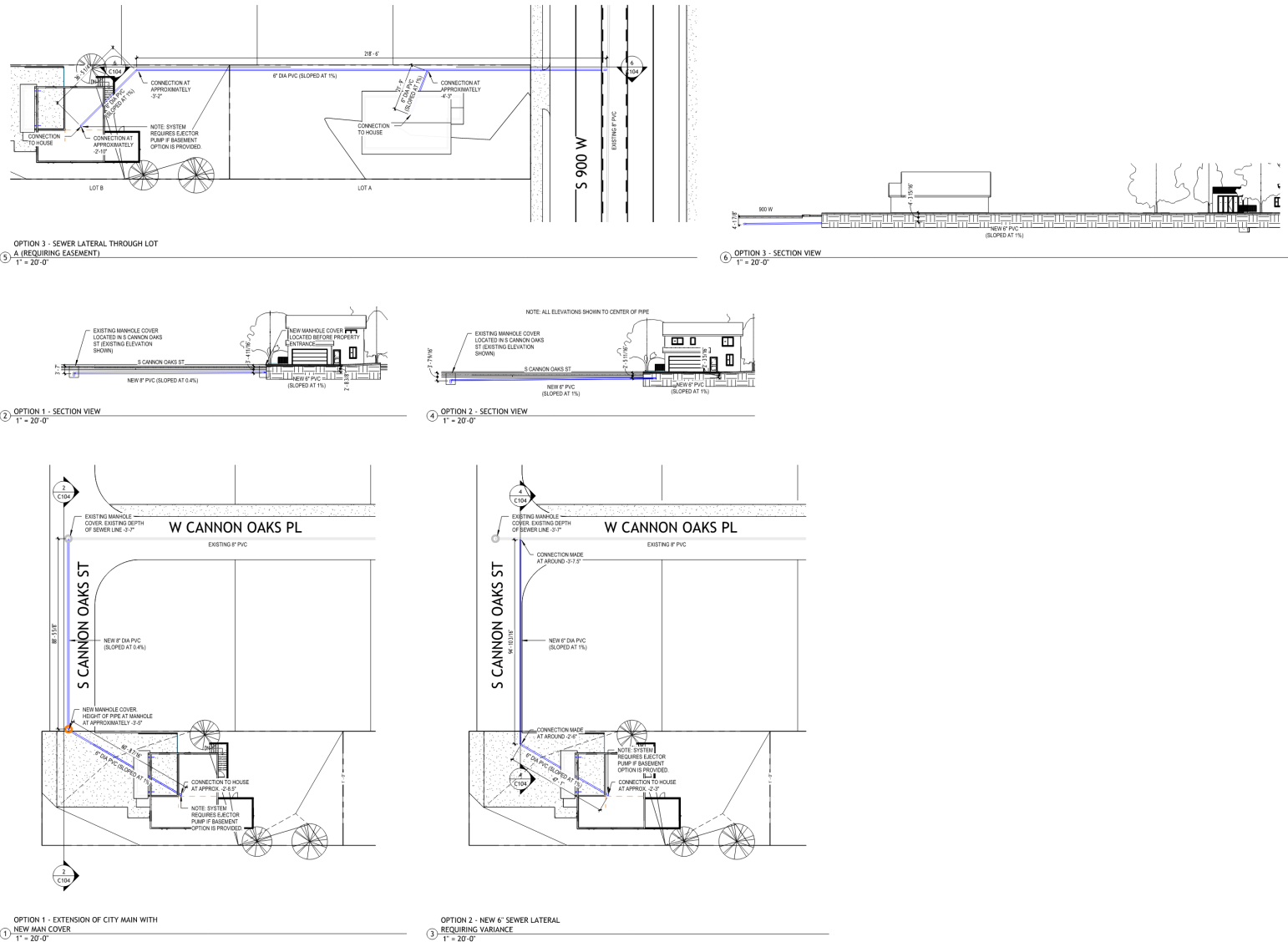
Sheet Contents

**SITE PLAN - UTILITY  
CONNECTION OPTIONS**

Sheet Number

**C104**

Scale 1" = 20'-0"





# ATTACHMENT D: Zoning Standards for the R-1/7,000 Zone

## **21A.24.060 - R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT**

**Purpose Statement:** 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.

Standard	Requirement	Proposed	Finding
<b>Lot Size</b>	7,000 SF	<b>Lot 1: 7,424 SF</b> <b>Lot 2: 7,424 SF</b>	<b>Complies</b>
<b>Lot Width</b>	50 ft.	<b>Lot 1: 53.03 ft.</b> <b>Lot 2: 23 ft.</b>	<b>Proposed Lot 2 does not comply – modification requested</b>
<b>Maximum Building Height</b>	28 ft. or the average height of other principal buildings on the block face for pitched roofs, and 20 ft. for flat roofs	The proposed elevation of the new home is approximately 25 ft.  The existing home facing 900 West is approximately 20 ft. tall.	<b>Complies</b>
<b>Maximum Wall Height</b>	(20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard.	The new home will be placed well beyond either required side yard setback. The proposed side yard from the east is 41.7 ft. and the proposed side yard from the west is 43.6 ft.	<b>Complies</b>
<b>Front Yard</b>	The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing	<b>Lot 1 (existing home): 32.2 ft.</b> <b>Lot 2 (proposed home): 10 ft.</b>	<b>Proposed Lot 2 does not comply – modification requested</b>

	buildings within the block face, the minimum depth shall be twenty feet (20').		
<b>Corner Side Yard</b>	The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20').	Neither the existing or proposed lots are located in a corner, so this requirement does not apply to the proposal.	<b>N/A</b>
<b>Interior Side Yard</b>	6 ft. on one side and ten feet 10 ft. on the other.	<b>Lot 1 (existing home): 14.4 ft.</b> from the northern property line and <b>14.1 ft.</b> from the southern property line <b>Lot 2 (proposed home): 41.7 ft.</b> from the eastern property line and <b>43.6 ft.</b> from the western property line	<b>Complies</b>
<b>Rear Yard</b>	25 ft.	<b>Lot 1 (existing home): 62.5 ft.</b> <b>Lot 2 (proposed home): 7.7 ft.</b>	<b>Proposed Lot 2 does not comply – modification requested</b>
<b>Maximum Building Coverage</b>	The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.	<b>Lot 1 (existing home): 18%</b> (Approx 1300 SF building footprint area) <b>Lot 2 (proposed home): 22%</b> (Approx. 1,680 SF building footprint area)	<b>Complies</b>
<b>Maximum Lot Size</b>	With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed ten thousand five	<b>Lot 1: 7,424 SF</b> <b>Lot 2: 7,424 SF</b> Both lots are less than 10,500 SF.	<b>Complies</b>

	<p>hundred (10,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:</p> <ol style="list-style-type: none"> <li>1. The size of the new lot is compatible with other lots on the same block face;</li> <li>2. The configuration of the lot is compatible with other lots on the same block face; and</li> <li>3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.</li> </ol>		
<b>Standards for Attached Garages</b>	<ol style="list-style-type: none"> <li>1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</li> <li>2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless: <ol style="list-style-type: none"> <li>a. A new garage is constructed to replace</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. The attached garage does not face the street.</li> <li>2. The attached garage is located in line with the front façade of the building.</li> </ol>	<b>Complies</b>



	<p>an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;</p> <p>b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or</p> <p>c. The garage doors will face a corner side lot line.</p>		
--	--	--	--

#### OTHER APPLICABLE STANDARDS

Standard	Requirement	Proposed	Finding
<b>Off Street Parking &amp; Loading</b> <a href="#">(21A.44.040)</a>	2 spaces per dwelling unites	The new home will provide 2 parking spaces within an attached garage. Additional parking will be provided in the driveway.	<b>Complies</b>

## 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 proposal will efficiently use the available land at this location by creating a new residential lot from an existing lot that is mostly vacant and underutilized. The Westside Master Plan identifies these areas, and vacant and underutilized lots in particular, as ideal places for infill development. The proposal's support of the Westside Master Plan, and other adopted plans, is further discussed in [Key Consideration 1: Implementation of the Plan Salt Lake, Housing, SLC and the Westside Master Plan](#).

The purpose statement of the R-1/7,000 Single Family Residential District is to provide for '*conventional single-family residential neighborhood[s]*.' The proposal implements the purpose statement by adding a single-family building lot and home within an existing single-family neighborhood. Both lots meet the minimum lot size standard and do not exceed the maximum density allowed in this zone. The R-1/7,000 development standards in regard to bulk standards for new lots and design standards for the new home will require it to be consistent with the existing development pattern and character of the neighborhood.

The modifications requested through the Planned Development process offer an alternative approach to the design of the property. Strict application of the zoning ordinance would result

in a lot that isn't buildable, and the subdivision would not be able to be approved. By approving the Planned Development, the proposed development will provide an overall benefit to the community by achieving the Planned Development Objective F: Master Plan Implementation.

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

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

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

**Discussion:**

The proposal does not involve preserving open space or natural lands.

**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:**

There is an existing single-family home on the property that the applicant intends to retain upon development. This home is not listed on any local or national historic registers; however its historic character is consistent with the existing neighborhood fabric. Retaining the home aligns with the goals of Housing SLC and Plan SLC. The goals of Housing SLC are oriented towards '*...creating a city where everyone belongs and can live affordably.*' The existing home is naturally occurring affordable housing and preserving it supports the goals of this plan. Plan SLC promotes sustainable growth and development, and retaining the existing house supports sustainable development by preserving existing housing. In addition, the Westside Master Plan promotes infill development on underutilized lots, while maintaining established neighborhoods as the core of the community. The existing home contributes to the established, stable neighborhood surrounding the development, and retaining the home preserves this quality.

It's important to note that plans for this building could change and if demolished, this objective would no longer be met. However, the project would still meet the Planned Development Objective for Master Plan Implementation.

**Finding:** ☒ Objective Satisfied ☐ Objective Not Satisfied



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

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

**Discussion:**

While the proposal will provide an additional housing unit, the residence is not proposed to be provided at an affordable rate. The new home will be congruent to the existing neighborhood by providing an additional single-family residence within a neighborhood that is primarily single-family residential.

**Finding:** ☐ Objective Satisfied ☒ Objective Not Satisfied

**D. Mobility: Enhances accessibility and mobility:**

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

**Discussion:**

The proposal will not create any new connections to existing transportation networks and does not involve improvements to encourage alternative transportation modes.

**Finding:** ☐ Objective Satisfied ☒ Objective Not Satisfied

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

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

**Discussion:**

The project site does not require remediation prior to development and the proposal does not involve reduction of energy usage compared to other single-family residences.

**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:**

Objective F requires a project to “...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.”

Approving the request to modify the lot width and setback requirements supports the creation of a new buildable lot by subdividing an existing lot that is mostly vacant and underutilized. Infill development is specifically highlighted in the Westside Master Plan for lots such as these. The implementation of the guidelines in the Westside Master Plan are discussed in greater detail in [Key Consideration 1: Implementation of the Westside Master Plan, Housing, SLC and Plan Salt Lake](#).

**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:**

This standard is discussed in greater detail under [Key Consideration 1: Implementation of the Westside Master Plan, Housing, SLC and Plan Salt Lake](#) of this staff report. The proposed development is generally consistent with relevant goals and policies found in Housing SLC, Plan Salt Lake, and the Westside Master Plan.

**Condition(s):** None

**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;

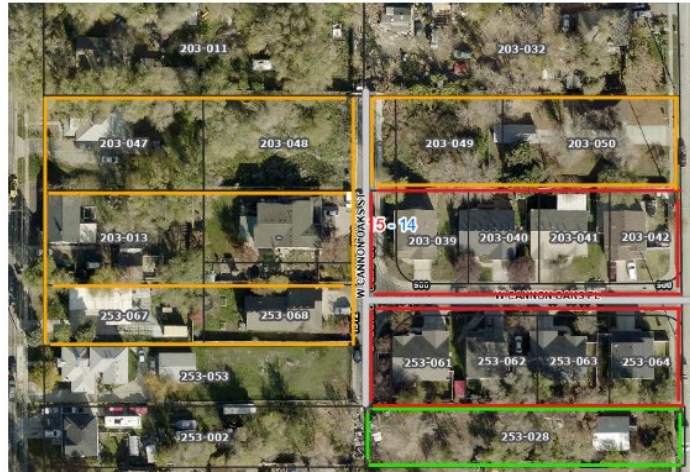
**Finding: Complies**

**Discussion:**

The proposed lots are similar in size and dimension to nearby lots. The proposal will continue the existing development pattern in this area of subdividing narrow deep lots along Cannon Oaks Place. These lots have been subdivided into 2 or more single-family lots.

The proposal directly aligns with the goals of Westside Master Plan by proposing infill development of an underutilized and mostly vacant lot. This plan also greatly emphasizes compatibility of new development within existing neighborhood in regard to building height, lot bulk and setbacks, architecture, landscaping and building materials.

The proposed lot size (.17 acres/7,242 SF) is similar in scale to nearby lots in the neighborhood. The new home will be subject to the regulations of the R-1/7,000 zoning district. This area is primarily zoned single family residential – generally either R-1/7,000 or R-1/5,000 single family residential. Because of this, the lot bulk, setbacks, and building standards will be similar for the new home as for any existing home or new development within in this area. This will ensure the design of the new home will be consistent with the existing development pattern of the neighborhood. This standard is discussed in greater detail in [Key Consideration 3: Neighborhood Compatibility and Impact](#).



*Nearby lots that have been subdivided similarly (provided by applicant)*

**Condition(s):** None

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:**

The requested modifications are necessary to create a buildable lot. Reducing the front and year setbacks will result in a buildable area that more closely resembles the typical building envelop for rectangular lots and allow for a feasible footprint of a new home. The project site is located in a residential area where building envelopes with similar sizes and dimensions, as the one created with the requested modifications, are typical. Single-family residential districts do not have design guidelines for new homes. Because of this, existing homes in the area have a variety of building materials including brick, stucco, and vinyl siding, and the proposed home will have a combination of vinyl and wood siding, and stucco.

**Condition(s):** None

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.



<ul style="list-style-type: none"> <li>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</li> <li>d. Provide adequate sight lines to streets, driveways and sidewalks.</li> <li>e. Provide sufficient space for maintenance.</li> </ul>
<b>Finding: Complies</b>
<p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>a. The proposed setbacks are typical for a single-family home. The new home will be setback approximately 21 ft. from Cannon Oaks Place and should not impact the visual character of the neighborhoods. The new home will be of a similar size and scale to other nearby, single-family homes.</li> <li>b. There are no private amenities proposed as part of this development.</li> <li>c. Open space buffering between the proposed development and neighboring properties is not necessary as the proposed use (single-family residential) is not dissimilar from adjacent uses which are also single-family residential.</li> <li>d. Access to the new lot from Cannon Oaks Place has been reviewed by the Transportation Department. The sight lines to streets, driveways, and sidewalks have been considered. Parking and a turnaround will be required to be provided on-site to reduce any on-street parking and ensure vehicles will not be forced to back onto Cannon Oaks Place. There are no conflicts in this area within the required sight triangle distances.</li> <li>e. The proposed setbacks provide sufficient space for any maintenance needed for the new home.</li> </ul>
<b>Condition(s):</b> None
<p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>
<b>Finding: Not Applicable</b>
<p><b>Discussion:</b></p> <p>As the proposed use is single-family residential, the site has not been designed to attract non-resident pedestrian interest or interaction. Additionally, there are no design requirements for this use in a single-family residential zone.</p>
<b>Condition(s):</b> None
<p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>
<b>Finding: Complies</b>
<p><b>Discussion:</b></p> <p>The applicant has not submitted a lighting plan. As the proposed use is single-family residential, the site has not been designed to attract non-resident interest through proposed lighting or any other design elements. Any new lighting must be cast downward and may not encroach onto neighboring properties.</p>

<b>Condition(s):</b> None
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
<b>Finding: Not Applicable</b>
<b>Discussion:</b> There are no proposed dumpsters, loading docks, and/or services areas included with this proposal as the proposed use is single-family residential.
<b>Condition(s):</b> None
7. Whether parking areas are appropriately buffered from adjacent uses.
<b>Finding: Complies</b>
<b>Discussion:</b> On- site parking will be provided within an enclosed garage or on the hard-scaped driveway. This use is not expected to generate any parking needs beyond the typical amount for a single-family residential home. Buffering the parking areas (garage & driveway) from adjacent uses is not necessary as these uses are not dissimilar. At least 2 parking spaces will be provided on-site, as required by the zoning ordinance.
<b>Condition(s):</b> None

<b>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:</b>
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
<b>Finding: Complies</b>
<b>Discussion:</b> There are several mature trees located on the subject property. All trees on proposed Lot 1 will be preserved upon development of the property. There are 5 trees within the boundaries of proposed Lot 2. 2 of these trees will be removed due to conflicts with the location of the proposed home and the remaining trees will be preserved upon development.
<b>Condition(s):</b> None
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
<b>Finding: Not Applicable</b>

<p><b>Discussion:</b> There is no existing landscaping that provides additional buffering between the subject property and adjacent uses.</p>
<p><b>Condition(s):</b> None</p>
<p>3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;</p>
<p><b>Finding: Not Applicable</b></p>
<p><b>Discussion:</b> The construction of a detached single-family residence is exempt from providing a landscaping plan (<a href="#">21A.48.030 Landscape Plan</a>). No negative impacts are anticipated as a result of the proposal.</p>
<p><b>Condition(s):</b> None</p>
<p>4. Whether proposed landscaping is appropriate for the scale of the development.</p>
<p><b>Finding: Not Applicable</b></p>
<p><b>Discussion:</b> The construction of a detached single-family residence is exempt from providing a landscaping plan (<a href="#">21A.48.030 Landscape Plan</a>).</p>
<p><b>Condition(s):</b> None</p>

<p><b>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:</b></p>
<p>1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</p>
<p><b>Finding: Complies</b></p>
<p><b>Discussion:</b> Reducing the required amount of lot width along a public street will not cause negative impacts to nearby properties. The majority of residential lots have the entire length of at least one property line along a public street and therefore have more flexibility in regard to access and driveway placement. The proposed lot width/ frontage (23 ft.) is equal to the width of Cannon Oaks Place at the northern property line of the proposed lot. Although the proposed lot has less frontage on a public road than most residential lots, the minimum requirements for access and driveway dimensions are still met by the proposal. A typical residential driveway ranges from 10 ft. to 30 ft. (maximum width allowed). The width of the access from Cannon Oaks Place is 23 ft. (equal to the existing width of this road), and within the typical range for a residential driveway. The Transportation Department has reviewed the proposal and has not</p>

indicated any concerns relating to the capacity of this road to handle additional traffic generated by the new residential unit. Additionally, on-site parking will be required along with a turn-around to limit vehicle parking or backing onto Cannon Oaks Place.

**Condition(s):** None

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:**

As the proposed use is single-family residential, the site has not been designed to accommodate non-resident pedestrian use. No specific area for bicycle parking is proposed, although the proposed garages should provide sufficient space for bike storage. No conflicts between different transportation modes are anticipated.

**Condition(s):** None

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

**Finding: Complies**

**Discussion:**

The project site is within a built environment with access to public facilities and services such as sidewalks, roads and public transportation. The location is within walking distance to several amenities, including the Sorenson Multi-Cultural Center and Unity Fitness Center, the Jordan River Parkway, and the 17<sup>th</sup> South River Park. The project site is located near 900 West – which has striped bike lane and several bus stops, including one located within 300 ft. of the property.

**Condition(s):** None

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

**Finding: Complies**

**Discussion:**

The site has access to existing infrastructure – including public road access from Cannon Oaks Drive and 900 West. The existing home may be accessed from 900 West, and the proposed home will have vehicular access from Cannon Oaks Drive. The proposal has been reviewed by the Building and Fire Departments and the new home will be required to meet these departments' minimum requirements for access to the site.



<b>Condition(s):</b> None
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
<b>Finding: Not Applicable</b>
<b>Discussion:</b> Providing loading access and services areas is not a requirement for this development as the use is single-family residential.
<b>Condition(s):</b> None

<b>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.</b>
<b>Finding: Complies</b>
<b>Discussion:</b> There are no natural or built features at this site that contribute to the neighborhood or environment.
<b>Condition(s):</b> None

<b>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</b>
<b>Finding: Complies</b>
<b>Discussion:</b> The subject property is located within a built environment where public facilities and services already exist. The proposal has been reviewed by the Public Utilities Department see <a href="#">Attachment G: Department Review Comments</a> . Future development will require upgrading existing utilities to serve the property. No issues were identified that would have a detrimental effect on the surrounding area.
<b>Condition(s):</b> None

# 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:

- November 14<sup>th</sup>, 2023 – Notice to solicit comment was sent to the Glendale Neighborhood Council, starting the 45-day required early engagement period for recognized community organizations.
- November 28<sup>th</sup>, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- December 2023 – January 2024 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- February 2nd, 2024
  - Public hearing notice sign posted on the property
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Turner Bitton, the chair of the Glendale Neighborhood Council, provided comments in support of the proposal which are included in this attachment. As of the date of publication of the staff report, Staff has received one public comment via email in support of this proposal (see below).

**From:** [Turner Bitton](#)  
**To:** [Hall, Rylee](#)  
**Subject:** (EXTERNAL) Re: Notice of Planning Petition - Planned Development at 1532 S 900 W  
**Date:** Friday, December 1, 2023 9:27:45 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hi Rylee,

After having reviewed the proposal, I would like to submit a letter of support for this planned development. Please consider this email my formal comments in support of the proposal.

Thanks,  
Turner C. Bitton (he/him)  
Chairman  
Glendale Neighborhood Council  
(801) 564-3860  
[www.glendaleslc.org](http://www.glendaleslc.org)

**From:** [Rachel Quist](#)  
**To:** [Hall, Rylee](#)  
**Subject:** (EXTERNAL) PLNPCM2023-00660 / Planned Development at 1532 S 900 W  
**Date:** Friday, February 2, 2024 12:24:42 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Ms. Hall:

I am Rachel Quist and one of my interests is preserving the historic built environment and archaeological resources contained within the city. You may find some of my research and writing on my Instagram at [@rachels\\_slc\\_history](#) or [slchistory.org](http://slchistory.org). I own a historic home within the Central City Historic District.

Regarding PLNPCM2023-00660 Planned Development at 1532 S 900 W:

I support this project and the associated reduction of the required minimum lot width to create the new subdivision. As the stated intent is to retain the existing home as part of the development, the approval of the modification request will allow for compatible infill of the area behind the existing home.

thank you

Rachel Quist  
SLC resident

# ATTACHMENT G: Department Review Comments

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

**Urban Forestry** (Rick Nelson at [rick.nelson@slcgov.com](mailto:rick.nelson@slcgov.com))

1. Urban Forestry has no concerns with this proposal.

**Transportation** (Jena Carver at [jena.carver@slcgov.com](mailto:jena.carver@slcgov.com))

1. Room for 2 passenger vehicles to park and turn around on lot 2 should be provided to assure that vehicles are not forced to back onto Cannon Oaks Place.

**Building** (Bryan Romney at [bryan.romney@slcgov.com](mailto:bryan.romney@slcgov.com))

1. There are no building code comments during this phase of the development process.

**Fire** (Seth Hutchinson at [seth.hutchinson@slcgov.com](mailto:seth.hutchinson@slcgov.com))

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of IFC section 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches, and be capable of supporting 80,000 pounds per square inch (psi). Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles, or medians. The approved method of measurement for the 150 foot requirement is from the middle of the FD Access Road, then using right angles and straight lines, measure around the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. FD turnarounds must meet SLC Fire Department requirements, and requirements in Appendix D Section D103.4 and Table D103.4 in the IFC. SLC Fire Department requires that hammer head turnarounds measure 160 feet (80-foot Y) with a minimum of 20 foot inside turn radius, and a 45 foot outside turn radius (this is the radius that the fire truck tires would follow while turning).

Reviewed by Seth Hutchinson, phone (801) 535-7164. If you have any questions email is the preferred method of contact: [seth.hutchinson@slcgov.com](mailto:seth.hutchinson@slcgov.com)

**Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com))

1. No objections to the reduced dimensions triggering the PD. A review of the preliminary plat was not performed. That review will be performed when a PLNSUB application is made.

**Public Utilities** (Andrew Osojnak @ [andrea.osojnak@slcgov.com](mailto:andrea.osojnak@slcgov.com))

Additional information is required from the applicant to complete the Public Utilities review. Please provide:

- Utility Demands [fire hydrant demand per IFC Appendix B (gpm), culinary water demand (gpm), peak sewer demand (gpm)]
- Schematic utility plan showing proposed water and sewer service alignments.
  - Please note grade requirements for sewer (2% for 4", 1% for 6"). The sewer at the intersection of Cannon Oaks Place and Cannon Oaks Street is approximately 3.5 feet. Please address on plan if gravity drainage will be attainable. If gravity drainage is not attainable, please indicate what floors of the proposed home would need an ejector pump (i.e. provide finished floor



elevations and invert elevations of sewer lateral). A sewer ejector pump will not be allowed without proving it is absolutely necessary and meeting additional requirements.

- Plan must also show that the public sewer main in Cannon Oaks Street will need extended to the far south end of the roadway. Please consider this in the plans/design for the private sewer lateral.

Public Utilities does not have concerns about reduced lot width or setbacks, as long as all utility clearances can be met (see below for clearance requirements).

Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

**Planning** (Rylee Hall @ [rylee.hall@slcgov.com](mailto:rylee.hall@slcgov.com))

1. Canon Oaks Place is a public road. Remove labels for Cannon Oaks Place that indicate this road is private.
2. Update site plan with correction setback labels: the front setback is measured from the north property line, the rear setback is measured from the south property line, and the side setbacks are measured from the west and east property lines.