



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Meagan Booth, Principal Planner
meagan.booth@slcgov.com , 801-535-7213
Date: February 28, 2024
Re: PLNPCM2023-00956 - McClelland Enclave Planned Development
PLNSUB2023-00951 - McClelland Enclave Subdivision Plat Amendment

Planned Development & Preliminary Plat

PROPERTY ADDRESS: 561 S McClelland Street
PARCEL ID: 16-05-454-039-0000
NEIGHBORHOOD PLANS: [Central Community](#)
ZONING DISTRICT: [SR-3 Special Development Pattern Residential District](#)
COUNCIL DISTRICT: 4
COMMUNITY COUNCIL: East Central

REQUEST:

Warren Crummett, the applicant, and the property owner is requesting approval from the City to subdivide the property at 561 S McClelland St. into two lots. A single-family home currently occupies the property. The home would remain, and a new home would be built on the second lot. The property is zoned SR-3. The project requires the following approvals:

A. Planned Development. Planned Development approval is required to reduce the required rear yard setback from 15 feet to 10 feet and allow the lot to front a private street.

B. Subdivision Amendment. A Subdivision Amendment is required to create a new lot in the McClelland Enclave Subdivision to build the project noted above.

If the Planning Commission approves this request, they will approve the development plan for this site. The development plan constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through this process.

RECOMMENDATION: Approval with Conditions

Based on the information and findings listed in the Staff Report, Planning Staff finds, with the recommended conditions, that the proposal generally meets the Planned Development Standards. Therefore, staff recommends that the Planning Commission approve the request with the following conditions:

- 1) The applicant must make improvements as directed by the Transportation Division (see [Key Consideration 4](#)), including maintaining the word "STOP" on the street and adding a stop bar. The

applicant must install a mirror for better visibility of pedestrians while exiting from McClelland Street to 600 South. The final review of the improvements will be dedicated to staff.

- 2) The Final Review of the plans is dedicated to staff and is subject to compliance with planned development and zoning standards, including lighting and landscaping.
- 3) The existing garage must be relocated to lot 201 or demolished prior to recording the final plat.

ATTACHMENTS

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: SR-3 Zoning Standards](#)
- E. [ATTACHMENT E: Planned Development Standards](#)
- F. [ATTACHMENT F: Preliminary Plat Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

PROJECT DESCRIPTION

The applicant requests to subdivide the property at 561 S McClelland Street, reduce the rear yard setback requirement, and allow the new lot to the front on a private street. This requires planned development approval and a subdivision amendment. The property consists of an existing single-family home on the east side of McClelland Street, a private street. The lot is 6,098 sq ft in size. The house was built in 1904 and has a Victorian Eclectic Bungalow style. The location is in the Bennion Douglas National Historic District. The property is surrounded by other single-family homes on the north, south, and west sides and a medical facility is located behind the property. There is a detached garage, built in 1970, located on the south end of the property. Below is a picture of the property:

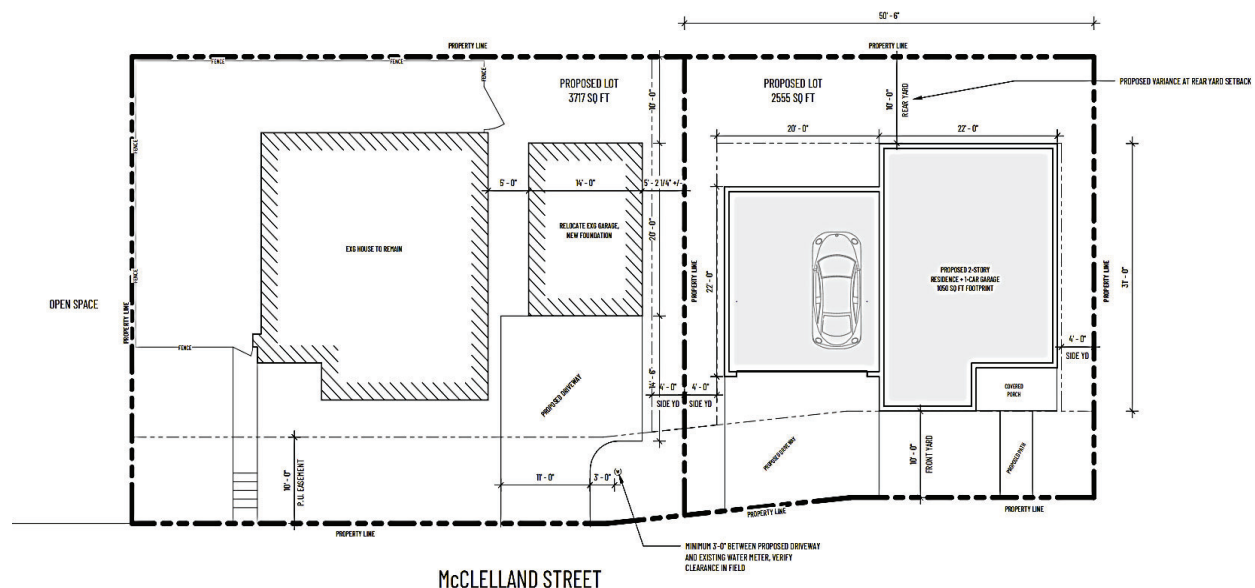


The plan is to keep the existing house and create a new lot (Lot 202) to construct a new single-family home. The new house is proposed to be a 2-story craftsman style home with a 1,050 square foot footprint, similar to other homes in the interior court in the planned development.

Proposed Front Elevation



The new house will be built approximately in the detached garage's current location. The existing home will either get a new detached garage or have the garage relocated, while the new house will have an attached garage. Each home will have two parking spaces to meet the parking requirements. See a proposed subdivision and layout below (See [Attachment B](#)):



Though the lot is wide (118 ft) but not very long (58 ft), the strict enforcement of the setbacks would allow a house to be built. However, the home would be very shallow on an already small lot of 2,599 square feet. The applicant has shown that a house can be built by providing a site plan that will correspond with the buildable area of Lot 202. The applicant has supplied development plans. (see [Attachment B](#)).

BACKGROUND:

The McClelland Enclave Planned Development and Preliminary Plat was originally approved by the Planning Commission on March 9, 2016. The subdivision included 6 lots. You can find the [Staff Report, Decision Record, and Meeting Minutes](#) for reference. The Planning Staff at that time

recommended denial of the request due to various issues such as potential traffic increase and access, garbage and recycling collection, removal/demolition of old homes, and traffic impact during construction. Planning Staff determined that the planned development standards were not met. However, the Planning Commission found that the request met the planned development standards, and waste collection would not be a significant issue and the additional traffic from the 6 homes would be minimal. The traffic impact was backed by a traffic study provided by the applicant. This study showed minimal trip generation during peak hours of the day. The subdivision is now complete and includes several improvements to McClelland Street, including a fire turnaround, sidewalks, curbs, and gutters. Expansion of utilities was required to meet the necessary standards.

APPROVAL PROCESS AND COMMISSION AUTHORITY

According to section 21A.55.030 of the Zoning Ordinance, the Planning Commission has the power to approve a Planned Development as proposed or impose necessary conditions to ensure compliance with the standards. However, the Commission can deny an application if it finds that the proposal does not meet the intent of the base zoning district SR-3 Zoning District, does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as outlined in section 21A.55.

By approving this request, the Planning Commission is authorizing the subdivision of lot 106 into two lots and amending the McClelland Enclave Subdivision. Additionally, the Commission allows the required rear yard setback to be reduced from 15 feet to 10 feet for the proposed Lot 202 and grants access to the lot via the private street, McClelland Street.

KEY CONSIDERATIONS

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

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Compliance with Zoning Requirements
3. Compliance with Standards for Planned Developments
4. Access and Mobility
5. Neighborhood Compatibility
6. Public Input

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

A general plan is a comprehensive document that outlines a community's vision, policies, and framework for growth and development in a neighborhood over a period of 20-30 years. When reviewing an application, the Planning Commission should consider how the proposed project aligns with and helps implement the city's goals and policies identified in the adopted plans. Planning Staff reviewed the applicable general plans and made the following findings.

Plan Salt Lake

The proposed planned development and preliminary plat for a subdivision amendment are in line with the following principles in Plan Salt Lake:

- 1) Neighborhoods
- 2) Growth
- 3) Housing
- 4) Preservation

Findings: Plan Salt Lake has emphasized that every development should contribute to the neighborhood context. The root of the vision is quality of life for current and future generations. The applicant has requested approval for an infill development project that will use an underutilized area of the lot to build a new home. The Growth principle calls for locating new developments in areas with existing infrastructure, promoting infill, and utilizing underutilized land. The subject property already has existing utility infrastructure. Plan Salt Lake also states that to achieve housing objectives, it is necessary to implement various densities to provide a diverse range of housing options for people with different abilities, incomes, and stages of life. One of Plan Salt Lake's priorities is preserving the existing housing. This proposal complies with this goal by preserving the historic home built in 1904. The lot can be subdivided without demolishing the existing home, balancing preservation, and flexibility for growth.

Housing SLC 2023-2027

Housing SLC is a plan that will guide City Departments and Divisions in implementing strategies and measures related to housing over the next five years.

Finding: The project aligns with Housing SLC's goals of creating gentle infill and rental housing opportunities in every neighborhood. The applicant has mentioned in the narrative in [Attachment B](#) that the new house will feature a basement area with a separate entrance that can be utilized as an ADU or a mother-in-law's apartment if the buyer chooses to. The Planning Staff finds that the proposal is consistent with these objectives

Thriving In Place

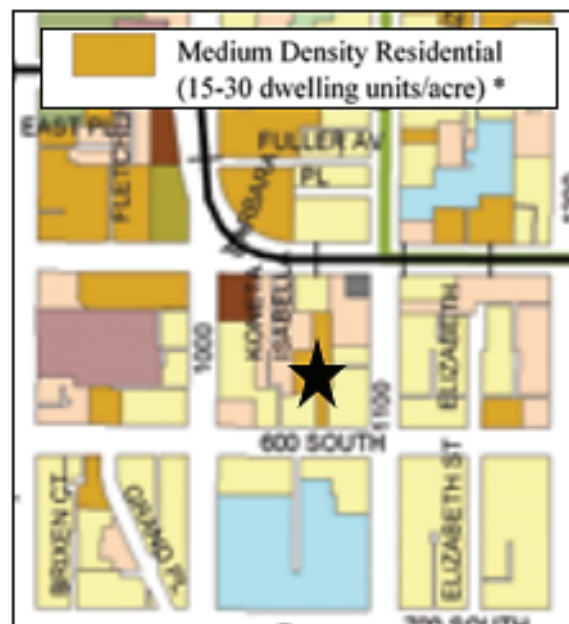
The Thriving in Place plan is a strategy and action plan aimed at addressing displacement factors and creating long-term solutions, particularly for lower income renters, and outlines near-term priority actions for collaboration and monitoring.

Finding: The proposed project is in line with the "Thriving in Place" plan, which aims to create and preserve affordable housing. The project includes a basement that can be converted into an ADU, promoting the idea of aging in place with family or providing an opportunity for extra income by renting it out to a diverse range of individuals. The project is supported by policies that encourage the creation of more housing in all neighborhoods without involving any demolition of existing homes. The development of new housing also has a cascading effect, freeing up rental properties and older homes for people in need of housing.

Central Community Master Plan

The project is The Central Community Master Plan and in the East Central North Neighborhood. The Central Community Master Plan serves as a comprehensive guide for managing regional growth impacts through consistent goals, policies, and implementation strategies at the community level.

The Central City Master Plan Future Land Use map designates this location for medium-density residential development of 15-30 dwelling units per acre. A star represents the location below.



Finding: The McClelland Enclave Subdivision is 0.66 acres or 28,636 square feet total. The applicant proposes to add another lot in the subdivision, thus increasing the total number of units to 7. This will bring the density of the subdivision to approximately 10.6 dwelling units per acre. The request to amend the plat and add one more lot is consistent with the Future Land Use Map Designation of the Central Community Master Plan. Staff has determined that the proposal is consistent with the goals outlined in the Central Community Master Plan, including preserving historical structures and residential neighborhoods, integrating with the larger community, providing housing opportunities for a range of families and income types, preserving the character of the inner-block courts, and encouraging design flexibility for residential housing while maintaining compatibility with the neighborhood. Additionally, the plan encourages to build housing that caters to various income levels, age groups, and family sizes.

Consideration 2: Compliance with Zoning Requirements

The subject property is located within the SR-3 Special Development Pattern Residential District. It is bordered by RMF-35 to the east and R-2 to the south.

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density, 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. This is a medium density zoning district. Off-site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

The SR-3 Zoning District permits single-family attached, single-family detached, two-family, and twin-home dwellings. The development proposal supports medium density zoning and has setbacks that reflect the existing neighborhood. The applicant's construction drawings and narrative demonstrate that the rear setback will resemble the existing home. The original approval of the McClelland Enclave Planned Development Subdivision included reduced side setbacks to allow for an infill of the 6 homes on McClelland Street.

The comparison table below shows that lot sizes in the subdivision are generally around 3000 square feet, and all lot setbacks have been reduced. The proposed lots meet the minimum area of 2000 square feet and a width of 30 feet. Based on this information, the proposed lot and the request for reduced setbacks are reasonable and well-suited to the subdivision's neighborhood's existing character. The new house is proposed as a 2-story home with a 1050 square foot footprint, similar to other homes in the interior court in the Planned Development.

Lot #	Lot Size	Lot Width	Front Setback	Rear Setback	Side Setbacks	Sq Footage
101	2730 sq ft	41 ft	14 ft	15 ft	5 ft and 4 ft	2775
102	3184 sq ft	46.08 ft	14 ft	15 ft	4 ft and 10 ft	2504
103	3265 sq ft	46.01 ft	15 ft	15 ft	4 ft and 10 ft	2572
104	2797 sq ft	41 ft	15 ft	18 ft	5 ft and 4 ft	2689
105	3346 sq ft	61.70 ft	10 ft	20 ft	5 ft and 5 ft	2648
Current 106	6272 sq ft	118.56 ft	14.3 ft	8.8 ft	15.9 ft and 75 ft	1778
Proposed 201	3674 sq ft	68.05 ft	14.3 ft	8.8 ft	15.9 ft and 25 ft	1898
Proposed 202	2599 sq ft	50.50 ft	10 ft	10 ft	4 ft and 4.5 ft	2600

Findings: Based on the information provided, the proposed project is generally consistent with the purpose of the SR-3 Zoning District. The neighborhood has a mixture of old and new housing types. Staff has recommended approving the Planned Development and reducing the rear yard setback requirement and allowing the lot to face the private street. As per the proposal, there will be no violation of any utility easements shown on the plat in [Attachment B](#). A zoning review has been completed for the application in [Attachment D](#). If approved, the applicant will comply with all regulations while obtaining a building permit.

Consideration 3: Compliance with Standards for Planned Developments

Staff has thoroughly reviewed the Planned Development Standards in [Attachment E](#) and found that this development satisfies these standards, with the conditions to enhance mobility. The Planned Development process aims to promote efficient use of land and resources while supporting the City's goals as outlined in the adopted Master Plans, which provide an overall benefit to the community. Through this process, an alternative approach to site design may be considered, provided that the proposal adheres to the approval standards and results in a more enhanced product than what would be achievable through the strict application of land use regulations. In this specific case, the lot can only be subdivided for home construction with the approval of the Planned Development due to the requirement of new lot to front on a public street. The applicant has shown that a house can be built by providing a site plan that will correspond with the buildable area of Lot 202.

Consideration 4: Access and Mobility

The access road leading to the neighborhood from the public street is 10 feet wide, which can cause safety concerns for pedestrians and vehicles passing each other or exiting onto 600 South. Despite the narrow right-of-way, residents have not reported any complaints to the city regarding access or safety on McClelland Street, and no enforcement has been necessary. However, if the request is approved, the Transportation Division has suggested measures to mitigate potential conflicts. These measures include maintaining the word "STOP" on the pavement before the sidewalk and installing a convex mirror to improve visibility.

The approximate location of the mirror is shown to the right. The maintenance of McClelland Street is part of the CC&Rs and is the responsibility of all the homeowners in the HOA. Staff believes that the safety measures recommended by the Transportation Division and agreed to by the applicant will improve safety and minimize conflicts between different transportation modes. The fire department did not raise any concerns about emergency access. The subject property is accessible by walking, biking, and public transit and is just a 6-minute walk to the nearest bus stop. The new and existing home will meet the parking requirements onsite.



Consideration 5: Neighborhood Compatibility



The Central Community Master Plan puts an emphasis on preserving the interior courts of the neighborhood while allowing for new development to take place. The street is predominantly made up of single-family homes, so this proposal is in line with the character of the street. Although a modification is being requested for the required rear yard setback, it is consistent with the existing infill development on the road, the McClelland Enclave Subdivision, and surrounding homes and developments. Lots to the north have a similar compact development pattern with minimal setbacks. This proposal will lead to the creation of one new lot and one new single-family home, while improving transportation from the existing McClelland to 600 South. This location offers excellent access to a variety of city amenities and great options for alternative transportation. The approval of these requests will support the development of a new buildable lot.

Consideration 6: Public Input

Staff received a phone call and one email in opposition to the planned development. Additionally, staff received an email from Andrea Galewaler, the HOA Manager for McClelland Enclave Subdivision, who reported that the majority of the community voted against the subdivision of Lot 106. The Planning Commission should be aware that the McClelland Enclave Covenants, Conditions, and Restrictions (CC&Rs) expressly do not apply to 561 S. McClelland St. (Lot 106): See below:

(1) **Parties Bound.** All provisions of the Project Documents, including without limitation the Declaration, Bylaws, and Rules and Regulations shall be binding upon all Owners, Residents and Permanent Residents, and their family members, guests, visitors, invitees, and employees; except for the Owner of Lot 106. The Owners of Lot 106 shall not be subject to the requirements of this Declaration except that Lot 106 shall maintain the landscaping on their Lot either on their own or professionally and Lot 106 shall pay their share of the maintenance of the Private Lane.

Therefore, the HOA does not have the authority to deny the proposed application.

STAFF RECOMMENDATION

Planning Staff finds the project generally meets the applicable standards of approval and recommends the Planning Commission approve the Planned Development proposal. The proposal meets the Subdivision Standards for Preliminary Plats shown in [Attachment F](#).

NEXT STEPS

Planned Development Approval

If the Planning Commission approves this project, they are approving the development plan for this site. The development plan constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through this process. Plans for a building permit must be consistent with the approved development plan and will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant would then be able to begin the subdivision process. A Preliminary Plat would need to be approved before the issuance of any building permits. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met and a Final Plat has been recorded.

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 ordinance rezoning the project site would not be published, but the applicant could 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

Vicinity Map



Salt Lake City Planning Division 12/7/2023

ATTACHMENT B: Plan Set

McClelland Single Family Planned Development Proposal

11.20.2023

Warren Crummett
Data Driven Dwellings



561 McClelland Project Description

Welcome to 561 McClelland a proposed 2 lot subdivision in the heart of the McClelland Enclave Subdivision. There is an existing single family home on a property that has enough room to build another single family home. The plan is to subdivide the lot to keep the existing structure and then create a new parcel that will have the ability for a single family home to be built.

The new house will have a roughly 2,600 Square Foot Footprint including a 2 car garage. The new house will have 3 bedrooms and 2 ½ bathrooms. This will be a for sale product to the general public to promote home ownership if approved. The new house will have a separate entrance basement area that can be used as an ADU / mother-in-law apartment if the buyer decides to use it that way.

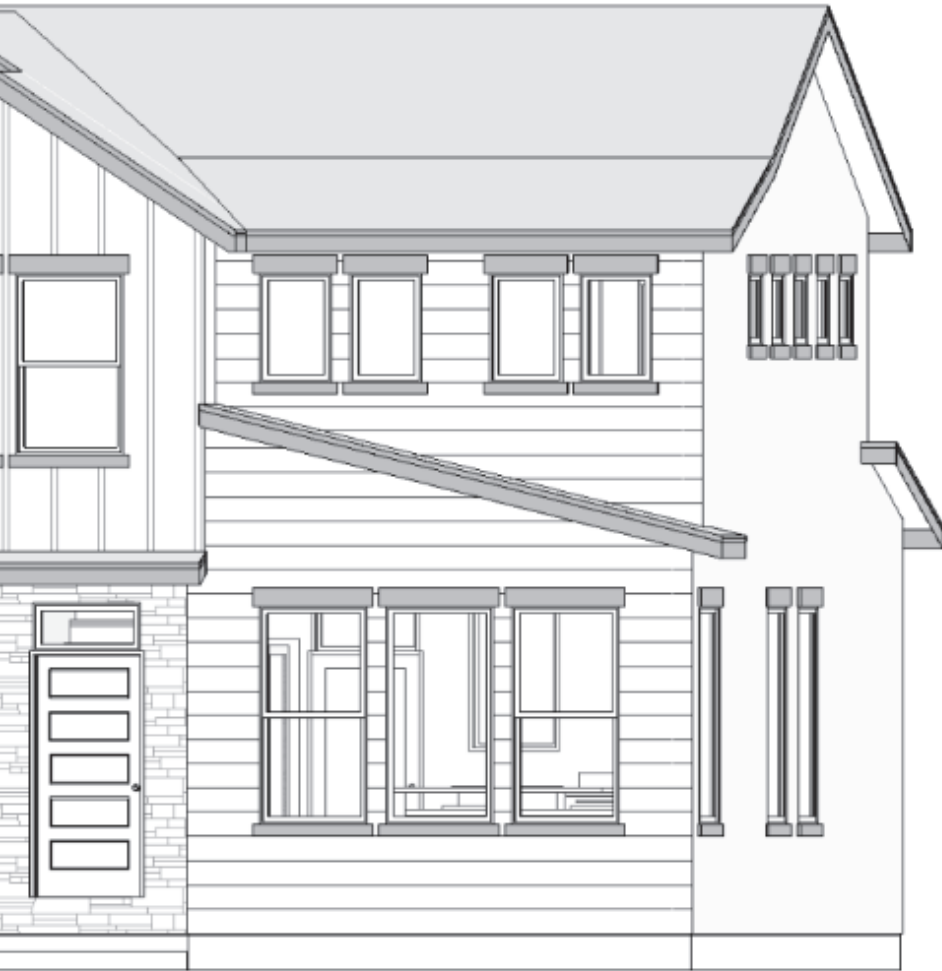
The new house and existing home will have access of McClelland Street. Both units will have sufficient parking with the existing home having a 1-car garage with a driveway parking stall, and the new home will have a 2-car garage with 2 driveway parking stalls.

This project requires planned development approval for having a lot without public street frontage, amending an previously approved Planned Development application from 2016, and also a request for a reduced rear setback modification from 15' to 10' to stay within the character of the existing neighborhood.

The long term and annual maintenance of this infrastructure would be the responsibility of the property owners whose lot it is within. Shared infrastructure items such as utilities, drainage, etc. would have shared responsibility among all property owners.

The conditions of this project location allow for a unique opportunity to add vitality and for-sale housing options in a small-scale development without disrupting the scale and character of the existing neighborhood AND without demolishing any existing structures.





Project Information

We believe that we meet the requirement of 21A.55.010.B.1 for planned development which states “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.” Since we are preserving the existing single-family home and adding to the housing stock which is a goal stated in 21A.55.010.C

In section 21A.55.050.C of the zoning code for a planned development, it requires that the project is compatible with the neighborhood and is designed to achieve a more enhanced product. We believe that the reduction of the rear yard from 15’ to 10’ will be more compatible with the existing house on the property which has a setback of 8’ 8”. This will also allow more space inside the new house for a comfortable layout.

In section 21A.55.050.B of the zoning code for a planned development, it requires master plan compatibility. The master plan for this area stated that the main priority is to keep primarily residential and add to diversity in housing types. This project will use a portion of the lot that is underutilized and unmaintained. This development has been designed to mesh with the residential neighborhood, maintain medium density of 10-20 units per acre, building is medium scale with 3 stories with the 3rd story below grade except at the entrance. Parking is planned in the garage to use off-street parking to help avoid congestion of street parking.



1. PROJECT BENCHMARK: NAVD88 FOOT EQUIVALENT ELEVATION OF 4299.19 PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR ON THE STREET MONUMENT AT THE INTERSECTION OF 700 EAST AND 600 SOUTH.
2. #5 REBAR AND CAP (FOCUS ENG.) SET AT ALL BOUNDARY AND LOT CORNERS UNLESS OTHERWISE NOTED.




COUNTY SURVEYOR DATE


**FOCUS**®
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

_____ BOUNDARY
 _____ SECTION LINE
 - - - - - EASEMENT
 _____ RIGHT-OF-WAY LINE
 _____ EXISTING PROPERTY LINE
 ● #5 REBAR AND CAP FOCUS ENGINEERING
 TO BE SET
 ○ STREET MONUMENT FOUND
 [Hatched Box] TURN AROUND EASEMENT

A graphic scale bar and a compass rose. The scale bar is at the bottom, marked from 0 to 80 feet in increments of 20. Below the scale bar, it says "(IN FEET)
1 inch = 20 ft.". Above the scale bar is a compass rose with eight points, labeled N (North), S (South), E (East), and W (West). The rose is drawn with concentric circles and radial lines.



JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439



11/16/23
No. 12554439
JUSTIN LUNDBERG
Justin Lundberg
STATE OF UTAH

11/16/23
DATE

Containing 6,272 square feet or 0.14 acres +/-

TOMAS OYARZUN
DATED: _____

MCLELLAND ENCLAVE CORPORATION
DATED: _____

McCLELLAND ENCLAVE AMENDED
VACATING & AMENDING LOT 106 OF THE McCLELLAND ENCLAVE PUD
A PORTION OF LOT 3, BLOCK 13, PLAT "F", SALT LAKE CITY SURVEY
(SE1/4 OF SECTION 5, T1S, R1E, SLB&M)
SALT LAKE CITY, UTAH

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, _____, IN
UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN
SAID STATE OF UTAH, _____, WHO AFTER BEING DULY
SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF
MCLELLAND ENCLAVE CORPORATION A UTAH INC. AND THAT HE SIGNED THE
OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID
COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

IN UTAH _____

MY COMMISSION No. _____

A NOTARY PUBLIC COMMISSIONED
RESIDING IN _____ COUNTY

PRINTED FULL NAME OF NOTARY _____

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20 ____ PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF
_____, IN SAID STATE OF UTAH, _____ THE
PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY
ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND
VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____
IN _____ A NOTARY PUBLIC COMMISSIONED
COUNTY _____ UTAH RESIDING IN _____

MY _____ COMMISSION No. _____

NOTARY _____ PRINTED FULL NAME OF _____

APPROVED AS TO FORM THIS _____ DAY
OF _____ A.D. 20__

SALT LAKE CITY ATTORNEY

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS
PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION
ON FILE IN THIS OFFICE

DATE _____ CITY SURVEYOR _____

PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____

A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY DEPUTY RECORDER

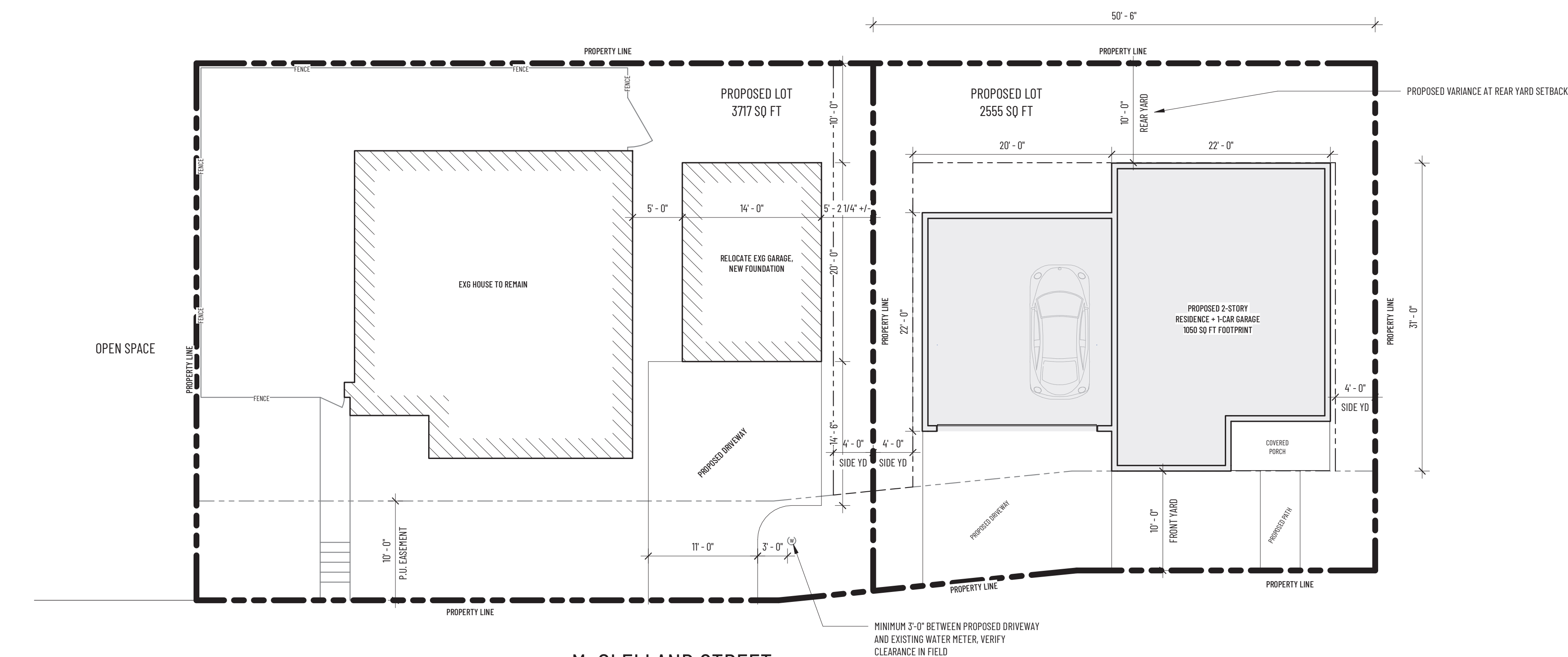
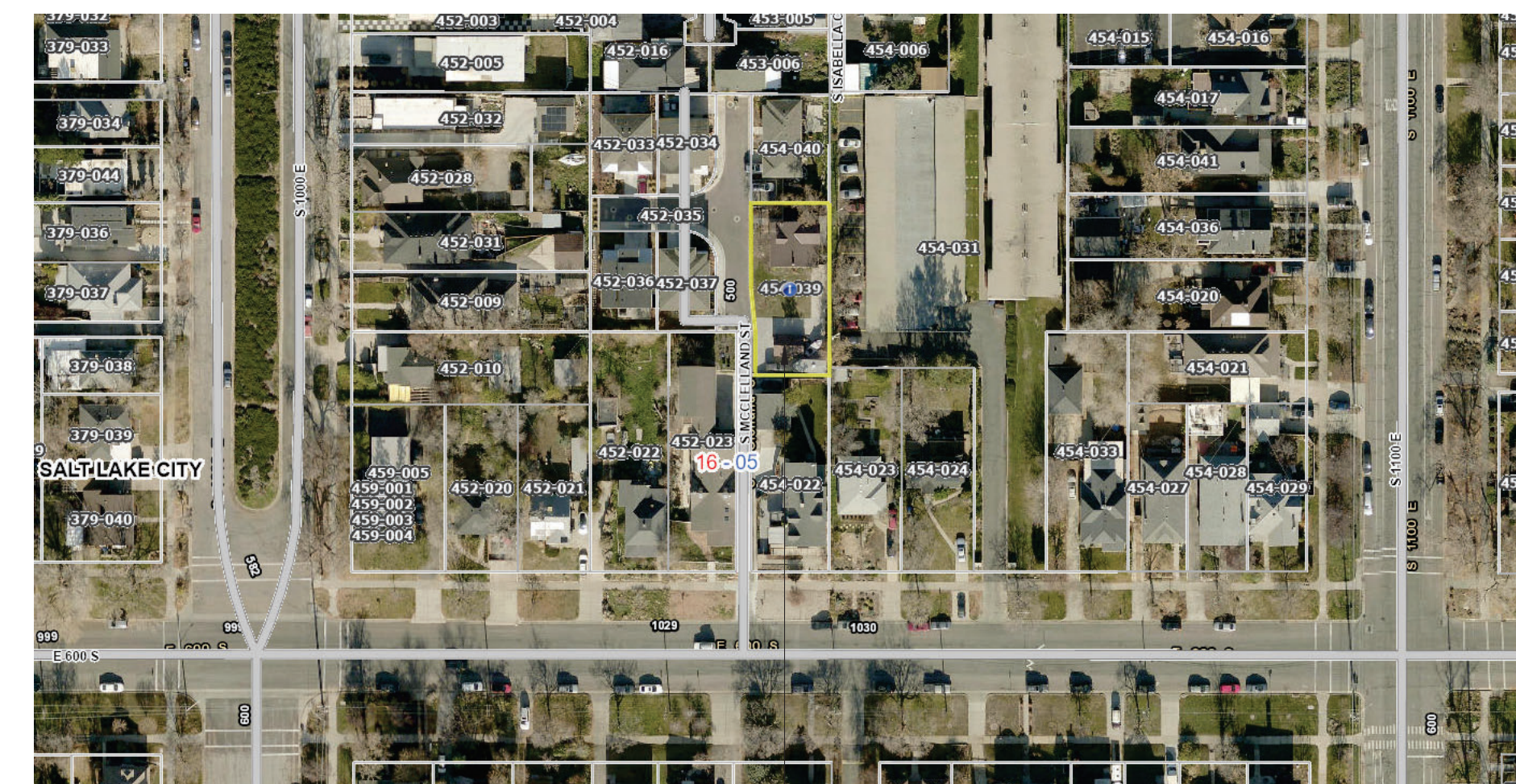
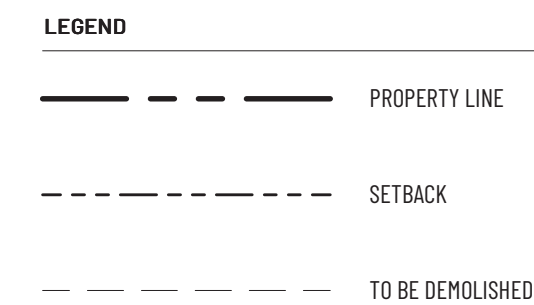
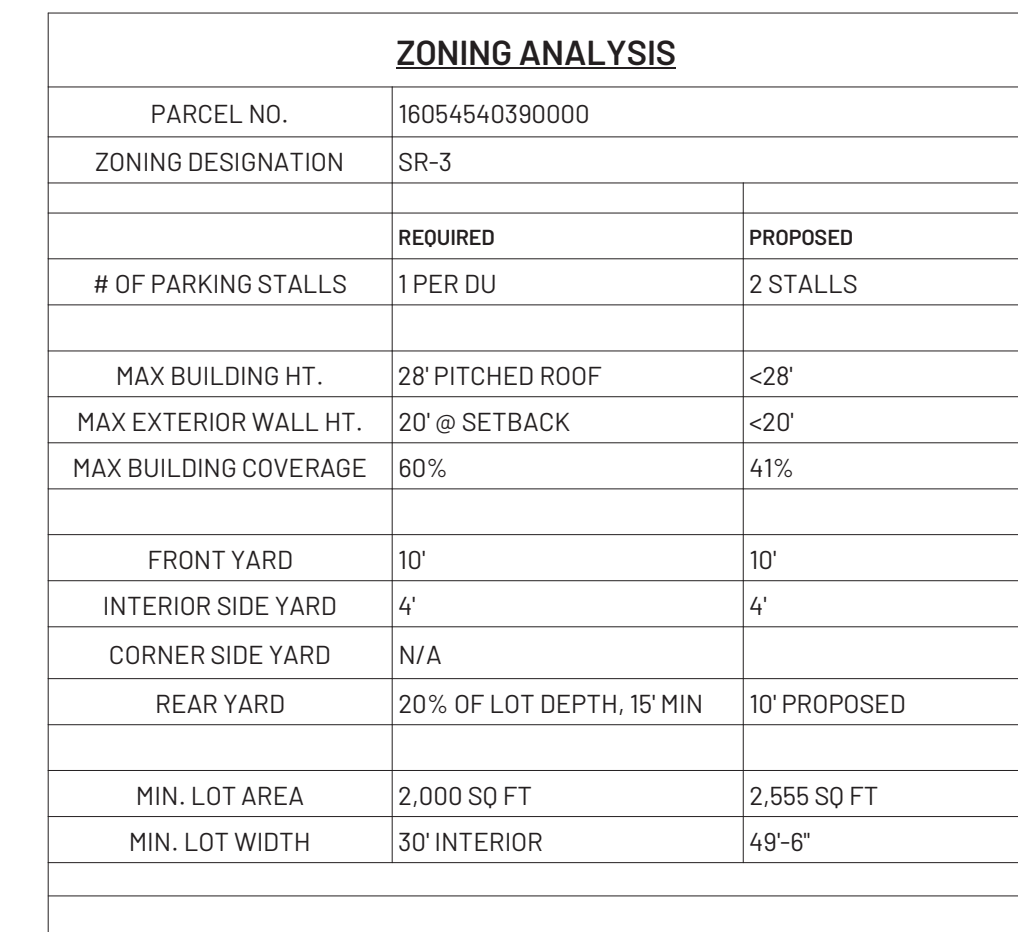
OF _____ SHEETS

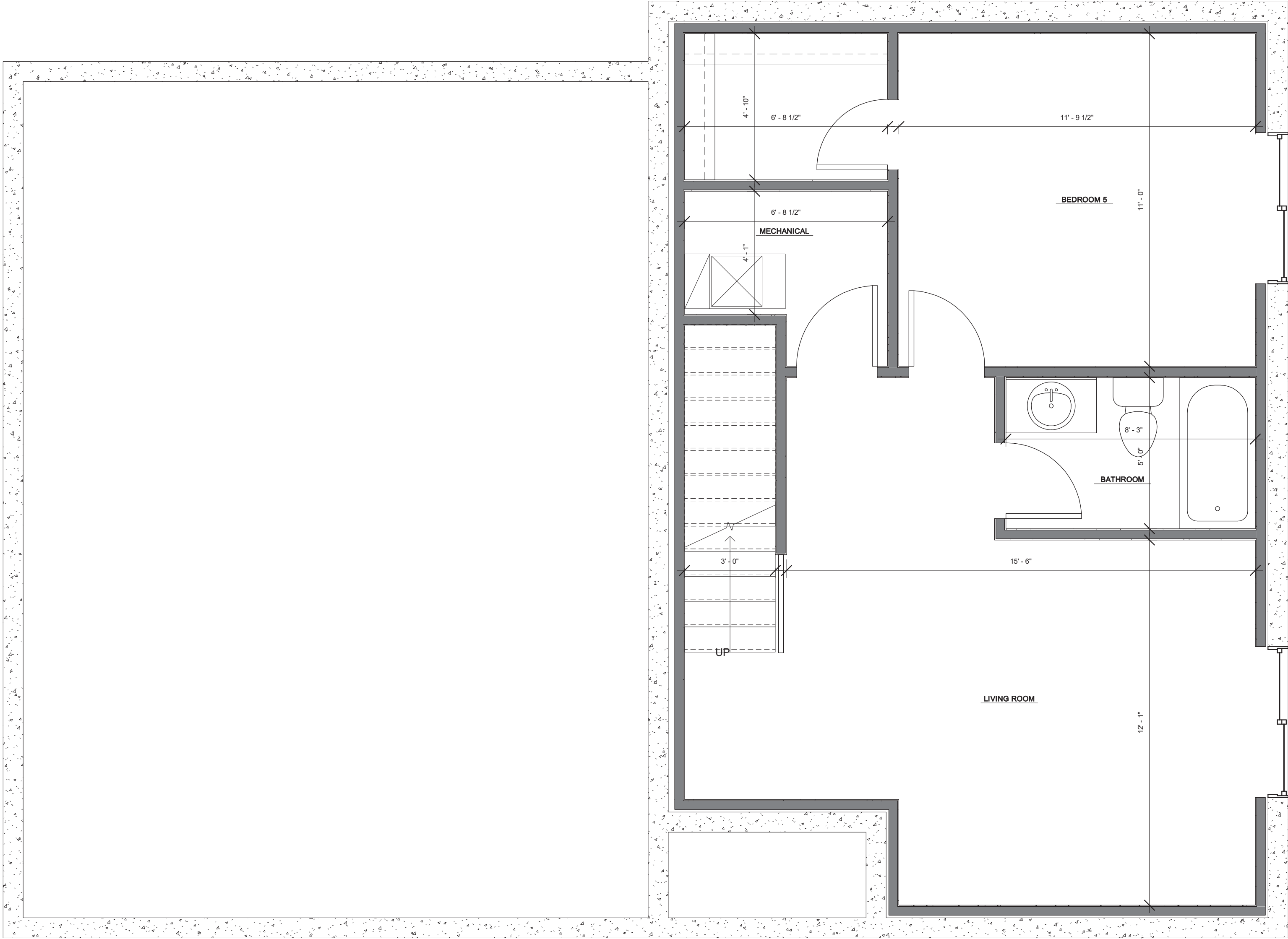


**Site View – Looking South at
Proposed Single-Family Area**

**Site View – Looking North at
Proposed Single-Family Area and
Existing House to Remain**

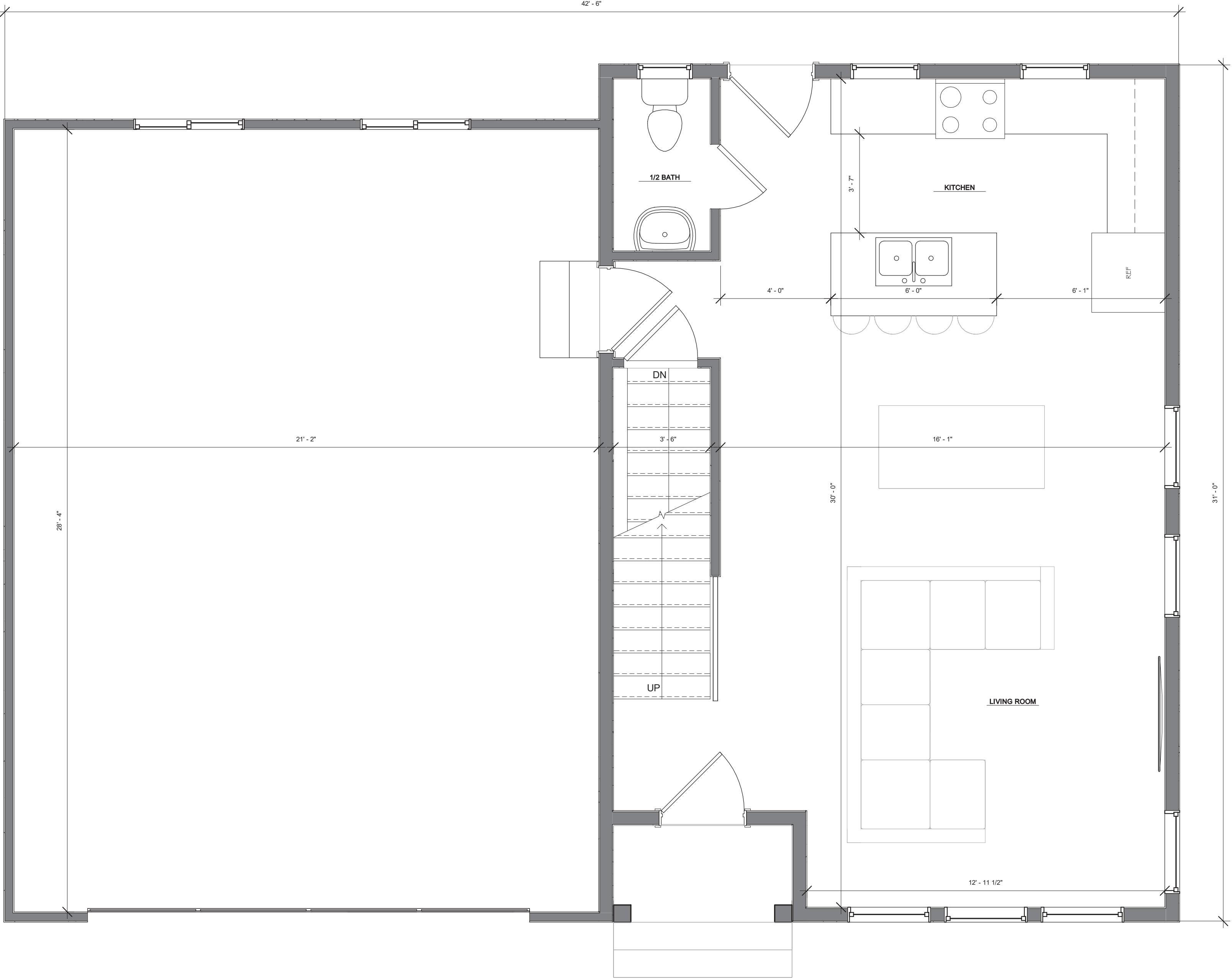






AREA: 562 SF

CRUMMETT NEW CONSTRUCTION	
SALT LAKE CITY	
PARCEL# 16054540390000 561 S. MCCLELLAND ST SALT LAKE CITY, UT 84102	
BASEMENT FLOOR PLAN	
JAKE WILLMORE 159 WEST STRATFORD AVE SALT LAKE CITY, UTAH 84115 801 358 9518 jake@stratfordcreations.com	
2250 SQ FT 3/8" = 1'-0"	
DRAWN BY: JW 11/5/2020	
A-115	



AREA: 590 SF

← Z -


CRUMMETT NEW CONSTRUCTION

SALT LAKE CITY

PARCEL#
16054540390000
561 S. MCCLELLAND ST
SALT LAKE CITY, UT
84102

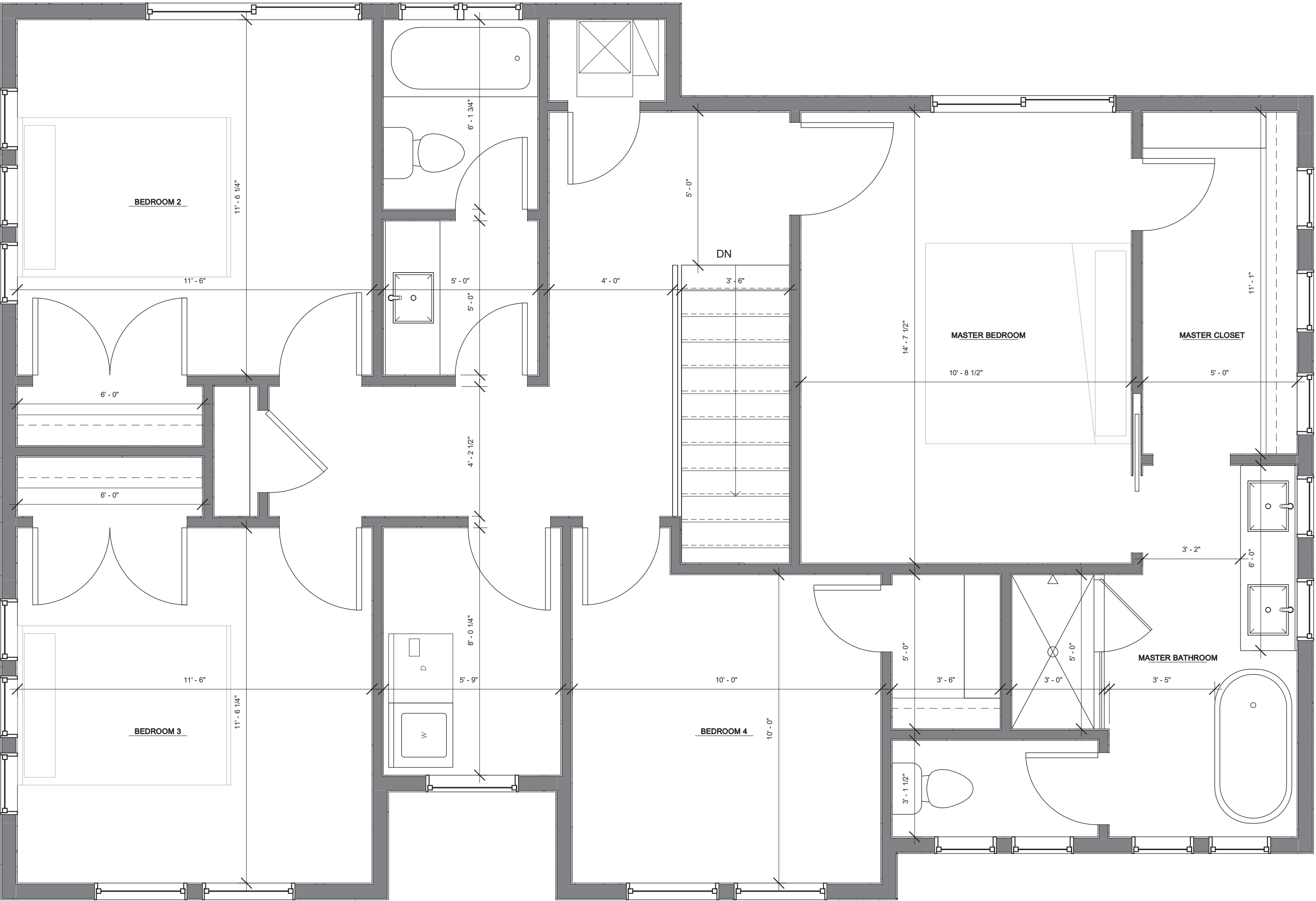
MAIN FLOOR PLAN

JAKE WILLMORE
159 WEST STRATFORD AVE
SALT LAKE CITY, UTAH 84115
801 358 9518
jake@stratfordcreations.com



2250 SQ FT
3/8" = 1'-0"
DRAWN BY: JW
11/5/2020

A-120



AREA: 1098 SF

←Z-

CRUMMETT NEW CONSTRUCTION

SALT LAKE CITY

PARCEL#
16054540390000
561 S. MCCLELLAND ST
SALT LAKE CITY, UT
84102

UPPER FLOOR PLAN

JAKE WILLMORE
159 WEST STRATFORD AVE
SALT LAKE CITY, UTAH 84115
801 358 9518
jake@stratfordcreations.com

2250 SQ FT
3/8" = 1'-0"
DRAWN BY: JW
11/5/2020

A-130



←Z-

CRUMMETT NEW
CONSTRUCTION

SALT LAKE CITY

PARCEL#
16054540390000
561 S. MCCLELLAND ST
SALT LAKE CITY, UT
84102

ROOF PLAN

JAKE WILLMORE
159 WEST STRATFORD AVE
SALT LAKE CITY, UTAH 84115
801 358 9518
jake@stratfordcreations.com



2250 SQ FT

3/8" = 1'-0"

DRAWN BY: JW

11/5/2020

A-150



1
A-200
Front Elevation (West)
SCALE (24 x 36): 1/4" = 1'-0"
SCALE (11 x 17): 1/8" = 1'-0"



2
A-200
Rear Elevation (East)
SCALE (24 x 36): 1/4" = 1'-0"
SCALE (11 x 17): 1/8" = 1'-0"

CRUMMETT NEW
CONSTRUCTION

SALT LAKE CITY

PARCEL#
16054540390000
561 S. MCCLELLAND ST
SALT LAKE CITY, UT
84102

FRONT & REAR ELEVATION

JAKE WILLMORE
159 WEST STRATFORD AVE
SALT LAKE CITY, UTAH 84115
801 358 9518
jake@stratfordcreations.com



2250 SQ FT
1/4" = 1'-0"
DRAWN BY: JW
11/5/2020

A-200



1
A-210
Right Elevation (South)
SCALE (24 x 36): 1/4" = 1'-0"
SCALE (11 x 17): 1/8" = 1'-0"



2
A-210
Left Elevation (North)
SCALE (24 x 36): 1/4" = 1'-0"
SCALE (11 x 17): 1/8" = 1'-0"

CRUMMETT NEW
CONSTRUCTION

SALT LAKE CITY

PARCEL#
16054540390000
561 S. MCCLELLAND ST
SALT LAKE CITY, UT
84102

RIGHT & LEFT ELEVATION

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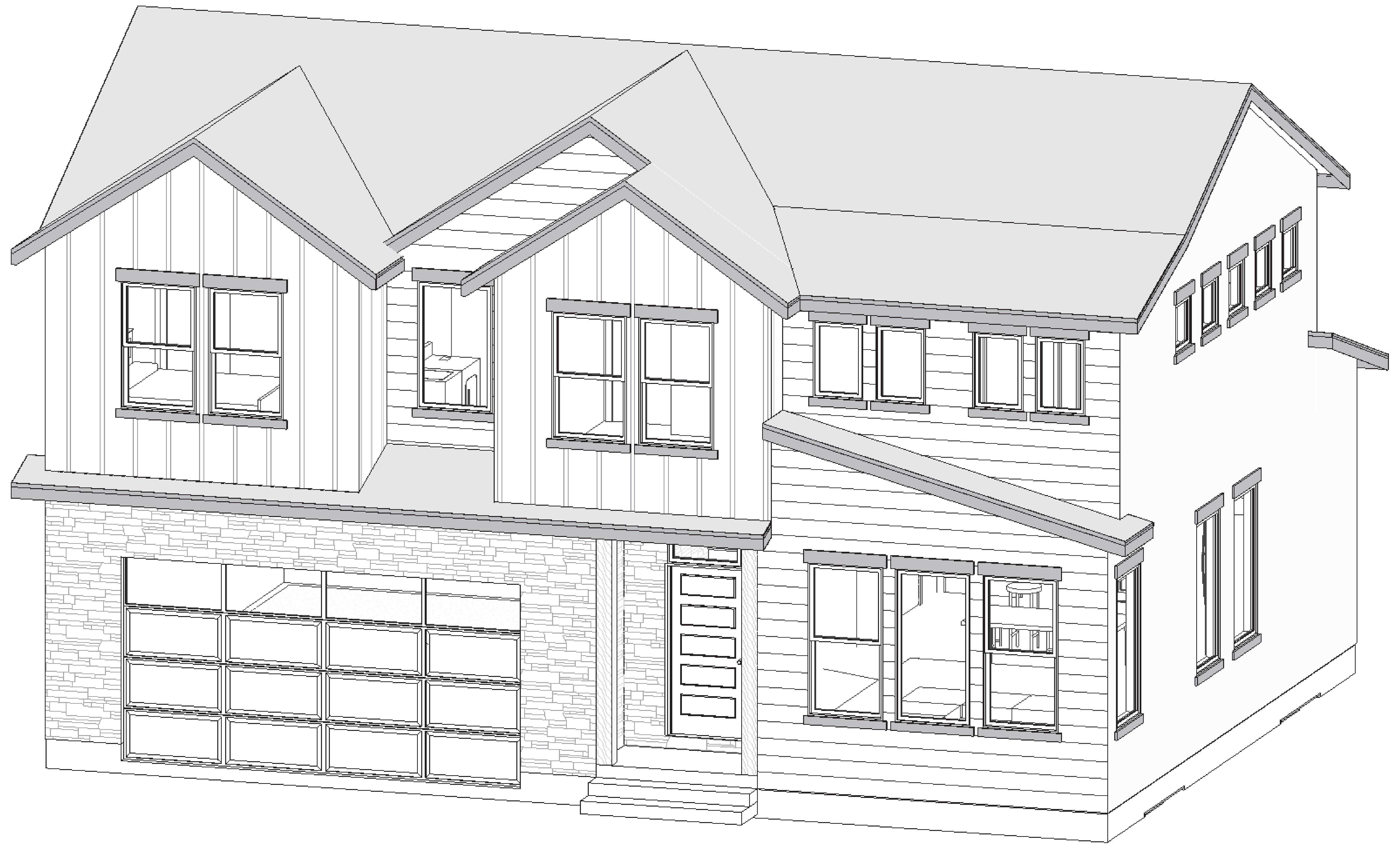
2250 SQ FT

1/4" = 1'-0"

DRAWN BY: JW
11/5/2020

A-210













ATTACHMENT C: Property & Vicinity Photos



Subject Property



Garage to be Demolished



Across the Street: Interior Court of McClelland Enclave



Looking down McClelland Lane



Rear of the subject property



Property to the South facing 600 south



Adjacent property to the north



Rear of South Property- Looking down McClelland

ATTACHMENT D: SR-3 Zoning Standards

SR-3 Special Development Residential District

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density, 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. This is a medium density zoning district. Offsite parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

Standard	Requirement	Lot 201	Lot 202	Finding
LOT FRONTAGE:	Public Street	Private Street	Private Street	Does not Comply
MINIMUM LOT WIDTH:	Interior: 30 feet Corner: 40 feet	68.05	50.50 ft	Complies
MINIMUM LOT AREA:	2,000 sq ft	3674 sq ft	2599 sq ft	Complies
BUILDING HEIGHT:	The maximum height of buildings with pitched roofs is 28 feet (28') or the average height of other principal buildings on the block face.	20 feet	28 ft	Complies
EXTERIOR WALL HEIGHT:	The maximum exterior wall height adjacent to interior side yards is 20 feet, with height increasing with increased setback. 21A.24.100. D.3	NA-Existing	17.76 ft to top of the wall plate	Complies
STEPBACK REQUIRED:	Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').	NA	NA	NA
FRONT YARD:	10 feet	14 feet 3 in	10 feet	Complies
CORNER SIDE YARD	10 feet	NA	NA	NA
INTERIOR SIDE YARD	4 feet	15 ft 10 in 5 ft 2 in	4 feet	Complies
REAR YARD	Twenty percent (20%) of the lot depth but not less than fifteen feet (15') and need not exceed thirty feet (30').	8.8 ft	10 Ft	Does not comply.

ANY PROPOSED ACCESSORY BUILDING OR STRUCTURES?	NA	The existing garage will be demolished for construction of the new home.		Complies
BUILDING COVERAGE:	Principal and accessory buildings must not exceed 60% lot area for detached dwellings	47%	41 %	Complies
PARKING	Each home will have to provide onsite parking. 2 spaces per dwelling unites	The garage will be rebuilt to provide parking on Lot 101. Additional parking will be provided on the driveway.	The new home will provide 2 parking spaces within an attached garage on Lot 202. Additional parking will be provided on the driveway.	Complies

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 to build a new home on an underutilized portion of the lot is an efficient use of land. The site has access to existing utility services. The proposal is consistent with the purpose statement of the SR-3 Zoning District, where the project is located. By approving the Planned Development, the Planning Commission allows the applicant an alternative approach to develop on a private lane, on a narrow lot with reduced setbacks. The request is consistent with Plan Salt Lake, Housing SLC, Thriving in Place, and the Central Community Master Plan. The proposed lots are in an existing residential area, and the proposed lot size is compatible with the neighborhood. The proposed home's size and bulk in the construction drawings are similar to other homes on the street and the detached single-family homes in the subdivision. Adding one house on the road will maintain the character of the neighborhood and street.

Finding: <input checked="" type="checkbox"/> Meets Purpose Statement <input type="checkbox"/> Does Not Meet Purpose Statement
<p>A. Open Space And Natural Lands: Preserving, protecting, or creating open space and natural lands:</p> <ol style="list-style-type: none"> 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds, or other similar types of facilities. 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest. 3. Development of connected greenways and/or wildlife corridors. 4. Daylighting of creeks/water bodies. 5. Inclusion of local food production areas, such as community gardens. 6. Clustering of development to preserve open spaces.
Discussion: The applicant is not proposing to meet this objective.
Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
<p>B. Historic Preservation:</p> <ol style="list-style-type: none"> 1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City. 2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.
Discussion: The house at 561 S McClelland Street is an example of a bungalow style with a Victorian Eclectic secondary style. Although it is not situated within a local historic district, it holds significance in the neighborhood and street. The proposed project aims to preserve the original structure and character of the house without making any changes to it.
Finding: <input checked="" type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
<p>C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</p> <ol style="list-style-type: none"> 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's median income. 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.
Discussion: The applicant is not proposing affordable housing, and single-family homes are typical to others on the street. The home will be sold at market rate. While the applicant mentions this in their narrative, the objective remains unmet.

Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
<p>D. Mobility: Enhances accessibility and mobility:</p> <ol style="list-style-type: none"> 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.
<p>Discussion: The applicant is not proposing to meet this objective. No new interior walkways are proposed. The site is accessible by walking, biking, or automobile. Improvements to the subdivision entrance may encourage options other than the automobile.</p>
Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
<p>E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:</p> <ol style="list-style-type: none"> 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.
<p>Discussion: The applicant is not proposing to meet this objective.</p>
Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
<p>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:</p> <ol style="list-style-type: none"> 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)
<p>Discussion: See Key Consideration 1. The objective of preserving existing housing is being met by this project, as it follows the principles outlined in Plan Salt Lake and the Central Community Master Plan. The new home will be built with similar height, scale, and orientation to others on the street. In the opinion of staff, this objective has been achieved and the character defining features of the historic home preserved. .</p>
Finding: <input checked="" type="checkbox"/> Objective Satisfied <input type="checkbox"/> 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: Constructing a detached single family home a on lot and modifying the McClelland Enclave Planned Development in the Central Community Master Plan area aligns with the policies outlined in Plan Salt Lake, Housing SLC, Thriving in Place, and the Bennion Douglas Neighborhood as discussed above in Consideration 1 of the Staff Report.

Condition(s): None

C. Design And Compatibility: The proposed Planned Development is compatible with the area where 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 two-story home has been designed with the intention of blending in with the existing neighborhood. Its size and footprint are similar to the other structures on the private street. As discussed in Key Consideration 2, it has been concluded that the proposed amendment to the Planned Development should integrate smoothly into the existing subdivision.

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 proposed home will face McClelland Street and use modern building materials similar to those in the McClelland Enclave Subdivision. See [Attachment B](#).

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"> c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways, and sidewalks. e. Provide sufficient space for maintenance.
Finding: Complies
Discussion: The setbacks proposed for this home are similar to the setbacks of other homes on the street and in the surrounding neighborhood. The house design allows for private amenities and landscaping, with sufficient space between this home and others. Additionally, the location of the house will not hinder the sight lines to the street driveway or adjacent sidewalks and area for maintenance.
Condition(s): None
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
Finding: Complies
Discussion: Ground floor transparency is not a requirement in this zone. The new house is a craftsman-style home built with modern materials in line with the other homes in the Planned Development. Access will be through McClelland Lane and the garage will be front facing. The street is private and has no outlet, so Staff doesn't expect much pedestrian traffic.
Condition(s): None
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Finding: Complies With Conditions
Discussion: The plans do not show the lighting for the home at this time. However, it will be subsequently reviewed by staff to ensure compliance with requirements at the time of the building permit application.
Condition(s): The Final Review of the plans is dedicated to staff and is subject to compliance with planned development and zoning standards, including lighting and landscaping.
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Finding: Complies
Discussion: There are no proposed dumpsters, loading docks, and/or services areas included with this proposal as the proposed use is single-family residential.
Condition(s): None

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

Finding: Complies

Discussion: On-site parking for homes will be provided in garages and on driveways and will meet the parking requirements and planned to be set back from the front line of the building, in accordance with SR-3 zoning requirements.

Condition(s): None

D. Landscaping: The proposed Planned Development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed Planned Development, the Planning Commission should consider:

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

Finding: Complies

Discussion: There are no trees proposed to be removed with the proposal. Urban Forestry had no concerns with the proposal.

Condition(s): None

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

Finding: Complies

Discussion: The applicant responded to staff and will preserve existing landscaping wherever possible, and the applicant is collaborating with the property owner to the south to buffer their backyard from the new construction. There are no significant landscaping or buffering features that require preservation.

Condition(s): None

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed Planned Development;

Finding: Complies

Discussion: A landscaping plan was not required as part of the Planned Development Application. However, there is no anticipated impact from the landscaping design of a single-family home.

Condition(s): None
4. Whether proposed landscaping is appropriate for the scale of the development.
Finding: Complies
Discussion: No landscaping plan was required for the application. The single-family home's landscaping design is small-scale and is not expected to have any significant impact.
Condition(s): None

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: The entrance to McClelland Enclave Subdivision from the public street is too narrow for two-way traffic due to the existing condition of the drive access. However, this will not be a problem as long as the subdivision's occupants or guests do not block the street. The city has not received any complaints about accessing the lots in the interior court of the subdivision.
Condition(s): None
2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;
Finding: Complies With Conditions
Discussion: The Transportation Division has directed the applicant to maintain the word "STOP" on the street and add a stop bar, a thick white line on the road, to serve as a barrier for entering an intersection. The applicant is also required to install a mirror for better visibility of pedestrians while exiting from McClelland Street to 600 South. Staff will conduct the final review of the improvements.

Condition(s): The applicant must make improvements as directed by the Transportation Division (see [Key Consideration 4](#), including maintaining the word "STOP" on the street and adding a stop bar. The applicant must install a mirror for better visibility of pedestrians while exiting from McClelland Street to 600 South. The final review of the improvements will be dedicated to staff.

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

Finding: Complies

Discussion: The existing private street should still provide access to the new house as it does for other homes in the McClelland Enclave Subdivision.

Condition(s): None

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

Finding: Complies

Discussion: The private street has been improved for fire access, and there is an approved turnaround at the end of McClelland Lane. The fire department is working with the applicant to meet the fire code and require fire sprinklers for the new home on Lot 202. See Department Comments [Attachment H](#).

Condition(s): 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.

Finding: Complies

Discussion: Due to the small size of the development, loading areas are not required.

Condition(s): None

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 development of the lot will require the demolition of the existing garage. The existing garage is not a significant feature that contributes to the character of the neighborhood. The historic home on the property will be preserved.

Condition(s): None

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: 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. 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.

Condition(s): None

ATTACHMENT F: Preliminary Plat Standards

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

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

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

Standards of Approval
A. The subdivision complies with the general design standards and requirements for subdivisions as established in <u>chapter 20.12</u> of this title;
Does Not Comply
Discussion: The application does not comply with the general design standards and requirements in Chapter 20.12. The parcel does not front on an existing dedicated public street
Condition(s): Planned Development approval is required.
B. All buildable lots comply with all applicable zoning standards;
Does Not Comply
Discussion: The lot is not in compliance because it does not have any frontage on a public street.
Condition(s): Planned Development approval is required. Final approval of the plans shall be delegated to staff to ensure compliance with the zoning standards.
C. All necessary and required dedications are made;
Complies
Discussion: No dedications are required or needed.
Condition(s): None

D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;

Complies

Discussion: The lot is serviceable provided the applicant adheres to all recommendations and installation by Public Utilities.

Condition(s): None

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

Complies

Discussion: The subdivider must improve streets, pedestrian ways, and easements in the subdivision and adjacent streets. Approval from the city engineer and a subdivision improvement agreement contract is required before permanent work can commence. Improvements as directed by the Transportation Division include adding a stop bar and maintaining the "STOP" sign. A mirror must also be installed to improve pedestrian visibility in the public park strip. Final review will be dedicated to staff.

Condition(s): The applicant must make improvements as directed by the Transportation Division, including maintaining the word "STOP" on the street and adding a stop bar. The applicant must install a mirror for better visibility of pedestrians while exiting from McClelland Street to 600 South. The final review of the improvements will be dedicated to staff.

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

Complies

Discussion: The applicant must meet all other requirements from other departments and divisions in order to obtain subdivision approval, finalize the plat, and complete the recording process.

Condition(s): None

G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Complies

Discussion: The proposal is to modify the plat in the McClelland Enclave Subdivision. Existing easements will remain unchanged, and no amendments are proposed to them. The proposal will not have any negative impacts on the owners within the subdivision or the adjacent property owners.

Condition(s): None

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

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

- December 7, 2023 – The East Central Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments. Esther Hunter, eastcentralcommunity@gmail.com, 801-209-3455
- December 12, 2023– Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- December 12, 2023– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- February 16, 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:

The Planning Commission is required to hold a public hearing. Comments were received prior to the Planning Commission Public Hearing and are summarized in [Key Consideration 6](#).

(EXTERNAL) McClelland Enclave- Subdivision project

Andrea Galewaler <andreateam@treoproperties.com>

Wed 1/24/2024 12:57 PM

To:Booth, Meagan <Meagan.Booth@slcgov.com>

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

Hi Meagan!

I am the community manager for McClelland Enclave HOA in Salt Lake City. 😊 The community held a vote to either deny or allow the subdivision of lot 106, however, the majority of the community voted against his subdivision so unfortunately, per the community CC&Rs, the subdivision of this lot cannot take place at this time.

PLEASE ALLOW 24-48 HOURS FOR RESPONSES, IF THIS IS AN EMERGENCY PLEASE CONTACT OUR OFFICE AT 801-355-1136

TREO COMMUNITY MANAGEMENT

Andrea Galewaler

O:801.355.1136 F:801.931.2787

Community Portfolio Manager

www.treoproperties.com

Office Hours: Mon–Thurs 7:00 AM–3:00 PM; Fri 7:00 AM–1:00 PM

(EXTERNAL) McClelland Enclave- Subdivision project

Andrea Galewaler <andreateam@treoproperties.com>

Wed 1/24/2024 12:57 PM

To:Booth, Meagan <Meagan.Booth@slcgov.com>

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

Hi Meagan!

I am the community manager for McClelland Enclave HOA in Salt Lake City. 😊 The community held a vote to either deny or allow the subdivision of lot 106, however, the majority of the community voted against his subdivision so unfortunately, per the community CC&Rs, the subdivision of this lot cannot take place at this time.

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TREO COMMUNITY MANAGEMENT

Andrea Galewaler

O:801.355.1136 F:801.931.2787

Community Portfolio Manager

www.treoproperties.com

Office Hours: Mon–Thurs 7:00 AM–3:00 PM; Fri 7:00 AM–1:00 PM

(EXTERNAL) McClelland Street – Planned Development

Lima, Roney (D&T) <Roney.Lima@riotinto.com>

Thu 1/25/2024 12:02 PM

To:Booth, Meagan <meagan.booth@slcgov.com>

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

Hi Megan,

My name is Roney Lima and I live at 1035E 600S, in the adjacent to the proposed development and will be one of the most impacted. I am submitting my comments/questions as part of the public comments period for this development. Please find below.

- **Loss of privacy / value of my property** – The new house to be built by the developer will be within 4ft from my back fence/property line. In addition they are proposing a two stories house where the windows on the second floor will have direct view of my backyard and destroy my privacy. Currently we have unrestricted view from our backyard, but after building a 2-story house, we will basically be left with a wall to look at, potentially impacting the value of my property. I propose to move the house further away from my property line and add trees that grow at least 20 to 25 ft high, about as tall as the 2-story building. Generally 10 ft should be enough to allow space for the tree canopy. Another option would be to allow them to build a single-story building.
- **Parking** – the parking location proposed for the new house is a straight shot from the mailboxes, which several landowners access on a daily basis. In addition to accessing mail, children in the surrounding houses, including my own children, often play or ride bikes in the cul-de-sac. Given the limited space for maneuvering a car in and out of the proposed parking location and garage, this increases the risk of hitting a pedestrian in the area.

Thank you for the opportunity to provide comments to this new development.

Best regards,

Roney Lima
Asset Manager, Closure Americas

4700 Daybreak Parkway, South Jordan
Utah, 84009, USA
M +1 (760) 514 8146



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ATTACHMENT H: Department Review Comments

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

Engineering: (Scott Weiler at scott.weiler@slcgov.com)

No objections to the reduced back yard dimension

Fire: (Seth Hutchinson at seth.hutchinson@slcgov.com)

Planned Development: We have worked with the applicant to get alternative means and methods approved for this project to have an NFPA 13D fire sprinkler system installed and testing of existing standpipe connections previously located on the development. There are no further comments on this project

Building: (Jason Rogers jason.rogers@slcgov.com)

No issues for Building Code at this time Further review upon submittal for permit.

Urban Forestry: (Rick Nelson at rick.nelson@slcgov.com)

No comments

Transportation: (Jena Carver at jena.carver@slcgov.com)

Transportation Division has required improvements to be made, if the planned development and subdivision is approved, including the installation of a mirror for better visibility for pedestrians while exiting from McClelland Street to 600 South. However, the access to the existing subdivision is substandard, and the sight distance at the exit of McClelland onto 500 S is insufficient to meet minimum SLC standards. Thus, their recommendation is not to approve an additional subdivision lot or home to this existing subdivision due to the potential for conflict between vehicles and pedestrians.

Public Utilities: (Andrew Osojnak @ andrea.osojnak@slcgov.com)

Please note that the recorded sewer and water easement is accurately depicted on the plat. It should be labeled with the entry number 12510190 and/or book and page BK 10545/PG 2420.

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

- 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.

- CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- 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.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- 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.
- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Please note that the sewer line servicing the existing house is situated in the area that will front the new house. This sewer lateral will need to be either repurposed for the new house or capped at the main line (located in the street). In the latter case, a new lateral will need to be installed to service both the existing and new houses. This is an important consideration in the planning and execution of the construction project.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

Please contact our Geographic Information System (GIS) department to request a utility map for the specified property. This will ensure you have the most accurate and up-to-date information from our records at PublicUtilitiesGIS@slcgov.com.