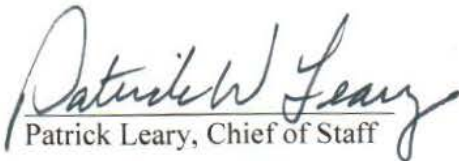





CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: April 20, 2017
Date sent to Council: April 21, 2017

TO: Salt Lake City Council
Stan Penfold, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: Petition PLNPCM2016-00577:
27th Street Cottages Zoning Map Amendment

STAFF CONTACT: Lex Traughber, Senior Planner
(801)535-6184 or lex.traughber@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council amend the zoning map as requested and recommended by the Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Issue Origin: Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The project requires a zoning map amendment, subdivision, and planned development approval. The Planning Commission has decision making authority regarding the Planned Development and Subdivision requests, and approved these items on November 30, 2016.

The applicant is requesting that the subject property be rezoned from R-1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District). This rezone request is consistent with the future land use designation noted on the Future Land Use Map in the Sugar House Master Plan for low density residential development. Additionally, the proposed lots are consistent in size and associated density with surrounding residential development. A study of the surrounding properties shows that lot sizes in the general vicinity range from approximately 3,485 to 12,632, and lot sizes immediately adjacent to the subject lots range in size from 3,702 square feet to 9,583 square

feet. Lot sizes in the 5,000 square foot range are consistent with property sizes in the immediate vicinity. The City Council has final decision making authority in map amendment requests. The Planning Commission heard the zoning map amendment request at their November 30, 2016 public hearing and voted to forward a positive recommendation on to the City Council.

PUBLIC PROCESS:

- **Sugar House Community Council Land Use Committee:** On September 19, 2016, the applicant presented the proposal to the Sugar House Community Council Land Use Committee.
- **Sugar House Community Council:** On October 5, 2016, the applicant presented the proposal to the full Sugar House Community Council. Written comments are attached to the Planning Commission staff report dated November 30, 2016 (Attachment 3C). In general, the Sugar House Community Council is in favor of the project.
- **Planning Commission Meeting:** On November 30, 2016, the Planning Commission held a public hearing regarding the proposed zoning map amendment, and voted to forward a positive recommendation to the City Council to rezone the parcels as recommended by Planning Staff. Minutes of the March 9, 2016 Planning Commission are found in Attachment 3D.

EXHIBITS:

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. PLANNING COMMISSION
 - A) NEWSPAPER NOTICE – November 17, 2016
 - B) ORIGINAL NOTICE & POSTMARK – November 30, 2016
 - C) STAFF REPORT – November 30, 2016
 - D) AGENDA & MINUTES – November 30, 2016
4. ORIGINAL PETITION
5. MAILING LIST

SALT LAKE CITY ORDINANCE

No. _____ of 2017

Amending the zoning map pertaining to two (2) parcels located at
Approximately 868 East 2700 South Street and 2716 South 900 East Street
to rezone those parcels from R-1/7,000 (Single Family Residential District)
to R-1/5,000 (Single Family Residential District)

An ordinance amending the zoning map pertaining to parcels located at approximately
868 East 2700 South Street and 2716 South 900 East Street to rezone those parcels from R-
1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District)
pursuant to Petition No. PLNPCM2016-00577.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on
November 30, 2016 on an application submitted by Adam Nash (“Applicant”) on behalf of
Growth Aid, LLC, to rezone two (2) parcels located at approximately 868 East 2700 South Street
and 2716 South 900 East Street to rezone those parcels from R-1/7,000 (Single Family
Residential District) to R-1/5,000 (Single Family Residential District) pursuant to Petition No.
PLNPCM2016-00577; and

WHEREAS, at its November 30, 2016 meeting, the planning commission voted in favor
of forwarding a positive recommendation to the Salt Lake City Council on said application; and

WHEREAS, after a public hearing on this matter the city council has determined that
adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted
by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and
hereby is amended to reflect that two (2) parcels located at approximately 868 East 2700 South
Street and 2716 South 900 East Street (Parcel ID numbers 16-203-810-16 and 16-203-810-18),

and as more particularly described on Exhibit "A" attached hereto, shall be and hereby are rezoned from R-1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District).

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2017.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2017.

Published: _____.

HB_ATTYY-#59222-v1-Ordinance_Rezoning_27th_Street_Cottages.docx

APPROVED AS TO FORM	
Salt Lake City Attorney's Office	
Date:	<u>FEBRUARY 15, 2017</u>
By:	<u><i>Paul C. Nielson</i></u>
Paul C. Nielson, Senior City Attorney	

EXHIBIT A

Legal Description of Parcels to be Rezoned:

Parcel 16-203-810-16

BEG W 148 FT & S 4.52 FT & N 87°27'49" W 20.016 FT FR NE COR LOT 10, BLK 29, 10 AC PLAT A, BIG FIELD SUR; N 87°27' 49" W 84.484 FT; W 29.5 FT; S 147 FT; E 113.75 FT; N 143.348 TO BEG. 0.38 AC M OR L. 6252-2971 5736-2163 5754-1212 THRU 12145754-2958 7025-0333 7035-1752, 1760 7060-1772 7061-1845, 1846 7067-0069 7132-1743 8425-6673 8573-7259 8845-3313 8854-5222

Parcel 16-203-810-18

BEG S 90.835 FT FR NE COR LOT 10, BLK 29, 10 AC PLAT A, BIG FIELD SUR; S 56.165 FT; W 168 FT; N 56.165 FT; E 168 FT TO BEG. 0.217 AC 7061-1846 7117-1936 9074-3031 9128-9740 9131-2718

TABLE OF CONTENTS

- 1. PROJECT CHRONOLOGY**
- 2. NOTICE OF CITY COUNCIL HEARING**
- 3. PLANNING COMMISSION**
 - A) NEWSPAPER NOTICE – November 30, 2016**
 - B) ORIGINAL NOTICE & POSTMARK – March 30, 2016**
 - C) STAFF REPORT – November 30, 2016**
 - D) AGENDA & MINUTES – November 30, 2016**
- 4. ORIGINAL PETITION**
- 5. MAILING LIST**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
27TH STREET COTTAGES ZONING MAP AMENDMENT
PLNPCM2016-00577

July 22, 2016	Petitions (Zoning Map Amendment, Planned Development & Subdivision) received by the City.
July 27, 2016	Petitions assigned to and received by Lex Traughber.
August 8, 2016	Meeting with applicant to go over application submittal requirements. Applications deemed incomplete.
September 7, 2016	Application materials received and application deemed complete.
September 8, 2016	Sugar House Community Council was emailed notification of the proposal.
September 19, 2016	Applicant met with the Sugar House Community Council Land Use Committee.
October 5, 2016	Applicant met with the full Sugar House Community Council.
October 19, 2016	Correspondence received from the Sugar House Community Council stating general support for the proposal.
November 7, 2016	Property posted with PC public hearing notification signs.
November 17, 2016	Notice of the Planning Commission's November 30, 2016 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserve notification of Planning Commission agenda emailed. Agenda posted on the Planning Division and State websites
November 19, 2016	Newspaper notice appears in the newspaper.
November 30, 2016	Planning Commission Public Hearing. The Planning Commission approved the Planned Development and Subdivision, and voted to forward a positive recommendation to the City Council to amend the zoning map from R-1/7,000 to R-1/5,000 for the subject 2 parcels, subject to four conditions.
December 1, 2016	Requested the City Attorney's Office to draft an ordinance reflecting the Planning Commission's recommendation regarding the zoning map amendment.
	Received ordinance from the City Attorney's Office.
January 20, 2017	Transmittal submitted to CAN.

2. NOTICE OF COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2016-00577 – 27th Street Cottages Zoning Map Amendment** - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to amend the zoning map for the properties located at approximately 868 E. 2700 South and 2716 S. 900 East from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). The applicant is requesting that the properties be rezoned in order to redevelop the site in the future as a five (5) unit single-family residential development. The properties are located within City Council District 7 represented by Lisa Adams.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Lex Traugher at (801) 535-6184 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at lex.traugher@slcgov.com

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

3. PLANNING COMMISSION
A. Newspaper Notice
November 30, 2016

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

PLANNING DIVISION,

PO BOX 145480

SALT LAKE CITY UT 84114

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

PUBLICATION SCHEDULE

START 11/19/2016 END 11/19/2016

CUSTOMER REFERENCE NUMBER

PH - 11/30

CAPTION

Notice of Public Hearing On Wednesday, November 30, 2016, the Salt Lake City Planning

SIZE

81 LINES

2 COLUMN(S)

TIMES

2

TOTAL COST

207.50

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I ADVERTISEMENT OF Notice of Public Hearing On Wednesday, November 30, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 11/19/2016 End 11/19/2016

DATE 11/21/2016

SIGNATURE

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 21ST DAY OF NOVEMBER

IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE

Deseret News

Utah
Media
Group

Notice of Public Hearing

On Wednesday, November 30, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

1. 7th Street Cottages Zoning Map Amendment, Subdivision and Planned Development at approximately 868 E. 2700 South and 2716 S. 900 East - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at the above listed address. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Lex Traugher, (801)535-6184, or lex.traugher@slcgov.com.)

a. Zoning Map Amendment - A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number PLNPM2016-00577

b. Preliminary Subdivision Plat - A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcels will be created. Case Number PLNSUB2016-00578

c. Planned Development - A request for planned development approval to address the creation of a lot without street frontage and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number PLNSUB2016-00579

2. Cottage Court Development - Zoning Map Amendment, Subdivision and Planned Development at approximately 3101 S 900 East through 3129 S 900 East - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop sixteen (16) residential lots on four properties located at the above listed address. The existing homes on the properties would be demolished to facilitate this project. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Anthony Riederer, (801)535-7625, or anthony.riederer@slcgov.com.)

a. Zoning Map Amendment - A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number PLNPM2016-00542

b. Preliminary Subdivision Plat - A request to subdivide and reconfigure four existing parcels into sixteen new parcels. Case Number PLNSUB2016-00541

c. Planned Development - A request for planned development approval to address the creation of a lot without street frontage, for relief from required yards, and for the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number PLNSUB2016-00542.

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

1122507

UPAXLP

3. PLANNING COMMISSION
B. Original Notice & Postmark
November 30, 2016



SALT LAKE CITY PLANNING DIVISION
451 S STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY UT 84114-5480

RETURN SERVICE REQUESTED

FIRST CLASS



U.S. POSTAGE >> PITNEY BOWES



ZIP 84116 \$ 000.46⁵
02 1W
0001403376 NOV 17 2016

Salt Lake City Planning Lex Traugher
PO BOX 145480
Salt Lake City UT 84114

841145480 8900



**Salt Lake City Planning Commission Wednesday,
November 30 , 2016, 5:30 p.m.
City and County Building 451 S State Street, Room 326**

**27th Street Cottages Zoning Map Amendment, Subdivision
and Planned Development at approximately 868 E. 2700
South and 2716 S. 900 East**

- Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at the above listed address. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Lex Traughber, (801)535-6184, or lex.traughber@slcgov.com.)

- a. **Zoning Map Amendment** – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number **PLNPCM2016-00577**
- b. **Preliminary Subdivision Plat** – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcel will be created. Case Number **PLNSUB2016-00578**
- c. **Planned Development** – A request for planned development approval to address the creation of a lot without street frontage and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number **PLNSUB2016-00579**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility.

For additional meeting information, please see www.slcgov.com or call 801-535-7757; TDD 535-6220.

3. PLANNING COMMISSION

C. Staff Report

November 30, 2016



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: November 30, 2016

Re: 27th Street Cottages –
Petition PLNPCM2016-00577 – Zoning Map Amendment
Petition PLNSUB2016-00578 – Subdivision
Petition PLNSUB2016-00579 – Planned Development

ZONING MAP AMENDMENT, SUBDIVISION & PLANNED DEVELOPMENT

PROPERTY ADDRESSES: Approximately 868 E. 2700 South & 2716 S. 900 East
PARCEL IDs: 16-20-381-016 & 018
ZONING DISTRICT: R-1/7,000 (Single Family Residential District)
MASTER PLAN: Sugar House Master Plan – Low Density Residential (5-10 DU/Acre)

REQUEST: Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires a zoning map amendment, subdivision, and planned development approval. Specifically,

- Zoning Map Amendment – A request to amend the zoning map for the subject property from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential).
- Preliminary Subdivision Plat – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcel will be created.
- Planned Development – A request for planned development approval to address the creation of a lot without street frontage and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone.

The project site is currently zoned R-1/7,000 (Single Family Residential District), and is located in City Council District 7, represented by Lisa Adams.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the Subdivision and Planned Development requests as proposed at approximately 868 E. 2700 South and 2716 S. 900 East. Planning Staff also recommends that the Planning Commission forward a positive recommendation to the City Council regarding the Zoning Map Amendment request as proposed. If the City Council does not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests become null and void.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Planning Commission approve the Subdivision and Planned Development requests as proposed, and forward a positive recommendation on to the City Council regarding the Zoning Map Amendment request to rezone the property from R-1/7,000 to R-1/5,000. If the City Council does not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests becomes null and void. The Planning Commission finds that the proposed project complies with the review standards as demonstrated in Attachments E, F and G of this staff report. The approval of the Planned Development and Subdivision requests is subject to the following conditions:

1. A Final Plat application is required and shall be submitted to finalize the plat.
2. Compliance with all City Department/Division comments and requirements as noted in Exhibit H.

BACKGROUND AND PROJECT DESCRIPTION: Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires a zoning map amendment, subdivision, and planned development approval.

The applicant is requesting that the subject property be rezoned from R-1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District). This rezone request is consistent with the future land use designation noted on the Future Land Use Map in the Sugar House Master Plan for low density residential development. Additionally, the proposed lots are consistent in size and associated density with surrounding residential development. The City Council has final decision making authority in map amendment requests. The Planning Commission's responsibility is to make a recommendation to the City Council regarding the map amendment request.

The subdivision request involves the division of two exiting parcels into five parcels meeting the average minimum lot size for the R-1/5,000 Zone. Please refer to the attached preliminary plat for lot configuration information – Exhibit B. The Planning Commission has decision making authority for subdivision requests.

Lot 4 of the proposed subdivision does not have public street frontage. Through the Planned Development process, the applicant is requesting relief from *Section 20.12.010(E)(1) – Access to Public Streets* which states that all lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by code, unless modified standards are approved by the Planning Commission as part of a Planned Development, and *Section 21A.36.010(C) – Use of Land and Buildings* which states that all lots shall front on a public street unless specifically exempted from this requirement by other provisions in the code. The subject parcel will be accessed via an access easement to 2700 South. The Planning Commission has decision making authority in Planned Development matters.

In this case, if the City Council does not approve the map amendment request, any approvals of the Planned Development and Subdivision granted by the Planning Commission will become null and void. In other words, the realization of the Planned Development and Subdivision is contingent upon City Council approval of the Zoning Map Amendment request.

PHOTOS OF SUBJECT SITE:



View of 2700 South property with home to be demolished.



View of 900 East property. This home will remain.



View of subject property from Claybourne Circle.



Second view of subject property from Claybourne Circle.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor input, and department/division review comments.

Issue 1: The applicant is requesting that the subject property be rezoned from R-1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District).

Discussion: This rezone request is consistent with the future land use designation noted on the Future Land Use Map in the Sugar House Master Plan for low density residential development and therefore one of the reasons that Planning Staff supports the request. Additionally, the proposed lots are consistent in size and associated density with surrounding residential development. A study of the surrounding properties shows that lot sizes in the general vicinity range from approximately 3,485 to 12,632, and lot sizes immediately adjacent to the subject lots range in size from 3,702 square feet to 9,583 square feet. Lot sizes in the 5,000 square foot range are consistent with property sizes in the immediate vicinity. An analysis of the standards that are used for map

amendment decisions is included in this staff report and demonstrates that the request is appropriate as proposed – Exhibit E.

Issue 2: The applicant is requesting that the Planning Commission modify the street frontage requirement for proposed Lot 4 of the subdivision.

Discussion: Lot 4 of the proposed subdivision does not front a public street. The lot will be accessed off of an existing access easement as shown on the plat. Lot 2 of the proposed subdivision and the existing duplex located adjacent to the subject property will also have access via this easement. This access configuration for three lots is ideal as it will consolidate access points along 2700 thereby reducing the overall number of accesses needed. The proposed lots in the subdivision are essentially regularly shaped rectangular lots. Although proposed Lot 4 does not have street access, it is a rectangular lot that will certainly be developable for a new residence meeting the zoning ordinance standards under the R-1/5,000 Zone. Planning Staff supports the proposed lot configuration and therefore recommends that the Planning Commission approve Lot 4 with the access as proposed by the developer.

Issue 3: Lot 4 of the proposed subdivision is less than 5,000 square feet as required in the R-1/5,000 Zone, however the overall density of the project meets the 5,000 square foot minimum threshold.

Discussion: Through the Planned Development process, the Planning Commission has the authority to modify lot size as long as the overall density is not increased. The fact that Lot 4 is less than 5,000 square feet is not an issue as the overall project density does not increase due to this reduced lot size. As proposed, a 4,095 square lot is reasonable for residential development. There is a plethora of lots less than 5,000 square feet in the R-1/5,000 Zone across the City that are developed residentially; it is very common. The important issue on which to focus is that the overall density of the development does not change with one lot being less than 5,000 square feet.

NEXT STEPS:

Any action taken by the Planning Commission regarding the Planned Development and Subdivision requests would complete City decision making processes regarding these matters. If the Subdivision request is approved a Final Plat application is required. The proposed Zoning Map Amendment request would then move on to the City Council for a decision. If the approval of the Zoning Map Amendment is granted, the applicant would then move forward to the building permit stage. If the City Council denies the requested Zoning Map Amendment, any approvals granted by the Planning Commission would become null & void.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Development Plan Set
- C.** Applicant Information
- D.** Existing Conditions
- E.** Analysis of Map Amendment Standards
- F.** Analysis of Planned Development Standards
- G.** Analysis of Subdivision Standards
- H.** Public Process and Comments
- I.** Alternate Motion

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: DEVELOPMENT PLAN SET

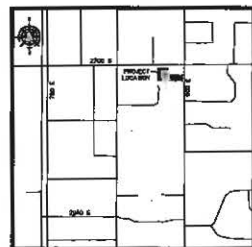
ORIGINAL PROPERTY	8.42± ACRES
SINGLE FAMILY LOTS	8
TOTAL DENSITY	0.78 UNITS/AC

CURRENT ZONE:	R1-7
PROPOSED ZONE:	R1-6
LOT SIZE:	8000 SF

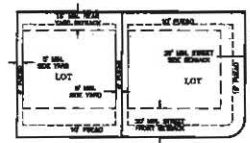
ADAM NASH LAND DEVELOPMENT LLC
4370 SOUTH 700 EAST SUITE 200
SALT LAKE CITY, UTAH 84107
ADAM@NASHLAND.COM
(801) 585-1425

CONNECT TO EXISTING WATER LINE IN 2700 SOUTH AND
CLAYBORNE CIRCLE

CONNECT TO EXISTING SEWER LINE IN 2700 SOUTH AND
CLAYSHOUSE CIRCLE



VICINITY MAP

[illegible]

TYPICAL BUILDING SETBACKS



GRAPHIC SCALE

NOTES
Vertical data (contours and spot elevations) shown herein is based on the NAVD83 first order/second order elevations of 4,346.07 feet published by the Ill. Lake County Surveyor on the monument found at the latitudes of 7108 N. and 100 W.



I, Dennis P. Cristillo, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 173973 in accordance with Title 48, Chapter 22 of the State Code. I further certify by authority of the surveyor that I have completed a survey of the property described on this plat in accordance with Sections 17-33-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and monuments, and the same has, or will be accurately surveyed, plotted and summarized on the ground as shown on this plat, and that this plat is correct and true.

Donna P. Curfide
Professional Land Surveyor
Certificate No. 17025

[illegible]

Copyright © 2004 by John Wiley & Sons, Inc.

KNOWN HERE BY ALL THEIR PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CALLED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREFTER BE KNOWN AS

DO HEREBY DEDICATE FOR THE PERMANENT USE OF THE PUBLICS ALL PARCELS OF LAND SHOWN ON THE PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARBORERS AGAINST ANY CLAIMS OR OTHER ENCUMBRANCES ON THE DEDICATED STRIPS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN ON THE PLAT TO ALL SUPPLIERS OF UTILITY OR NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF BAY LARRE IN SAID STATE OF TEXAS,
WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT
HE IS THE _____ OF THE LOTS AT GATEWAY, I.E.A. UTILITY LLC AND THAT HE HAS SIGNED
THE OWNERS CERTIFICATION JOINTLY AND VOLUNTARILY FOR AND IN FULL OF SAID LIMITED LIABILITY
COMPANY FOR THE PURPOSES HEREIN MENTIONED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
 STATE OF TEXAS

SUBDIVISION
LOCATED IN SW 1/4 OF SECTION 20, T1S, R1E, SLB&M
SALT LAKE CITY, UTAH

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

DATE _____ TIME _____ BOOK _____ PAGE _____

CHIEF CLERK: BALT LAKE COUNTY AUDITOR

ACCOUNT _____
 STREET _____
 OF _____

OCT 20 2016

BY:

ATTACHMENT C: APPLICANT INFORMATION

27TH STREET SUBDIVISION



Planned Development
868 East 2700 South
Salt Lake City, Utah 84106

Sugarhouse Planning District

**PLNPCM2016-00577- Planned Development
PLNSUB2016-00578- Zoning Map Amendment
PLNSUB2016-00579 - Preliminary Subdivision**

Developed by Colin Strasser

**Applicant and Authorized Agent
Adam Nash
Land Development LLC
Growth Aid LLC**

**5 Single Family Homes
Redevelopment and Replatted
Subdivision**

868 East 2700 South (PLNPCM2016-00577, PLNSUB2016-00578 and PLNSUB2016-00579)

Introduction and Overall Community Plan

PLNSUB2016-00577 - Planned Development

The subject property consists 2 parcels of land located at 868 East 2700 South, and 2711 South 900 East. The homes are on 26,136 square feet of land currently in the R-1-7 Zone. One of the homes is blighted and vacant. The other is renter occupied. 2700 South 911 East has been vacant and boarded up for the past two years. The property located at 868 East 2700 South has been the scene of several emergency vehicle calls and response. The property has been vandalized and covered with graffiti. Both of the properties are blighted.

The home located at 868 South 900 East is a vacant abandoned home. The property is too obsolete and in too poor of condition to be salvaged. It will need to have redevelopment of the entire site to become an asset to the neighborhood and the community.

The 27th Street Subdivision is planned to provide much needed housing in the Sugarhouse District of Salt Lake City. There have been many developments of a high density or high-rise nature built and planned recently throughout Sugarhouse but there has been almost no single-family residential subdivision developed during this same time. New homes of individually deeded single-family homes are extremely rare, but are highly sought after and desirable in this community.

The homes will be two-story with an average of 3,400 square feet, full basements and one or two car-attached garages. The lots will be 5,000 square feet minimum. In today's market these will be considered affordable to a large segment of the residents looking to live in Sugarhouse.

The builder we have targeted for this development has indicated prices beginning at \$375,000. Based upon HUD determination "**Affordable housing**" is housing deemed affordable to those with a [median household income](#)

The overall plan consists of combining the two parcels for a total of .61 acres of land to redevelop into a 4 new single-family homes and a remodeled home in a residential community.

The homes will have modern cottage style architecture features, front porches and various exterior elements. They will have brick, rock or stone together with hardy plank style siding and stucco. This will create a pleasing environment for the residents as well as the Sugarhouse Community.

Exceptions that require the Planned Development Land Use would be for lots that do not have frontage on a public street, and setbacks reduced to fit the plans. We also need the minimum lot size of 5,000 square feet with a minimum width of 50' to develop the community as planned.

In summary, the application will meet several objectives of the master plan for Sugarhouse.

A – Provide affordable housing

B – Low Density Residential land use, consistent with the general location.

A – The use of design and architectural elements that will create a pleasing environment.

B – Elimination of blighted structures and incompatible uses through the redevelopment and re-platting of the property.

C – Housing Preservation – 2711 South 900 East will be upgraded and remodeled to meet modern standards.

C – The developer and builder is committed to the utilization of Green Building techniques in the development of the property and construction of homes.

E – Increasing Housing Opportunities by adding 4 new single-family residential homes to the housing pool.

The application meets the Standards set forth by the Sugarhouse Community Master Plan and for Planned Developments in the city code and policy.

This 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

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 and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings, which are architecturally or historically significant or contribute to the character of the city;
- D. Use of design, landscape, or architectural features to create a pleasing environment;
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- G. Inclusion of affordable housing with market rate housing and;
- H. Utilization of "green" building techniques in development. (Ord. 23-10 § 21, 2010)

Floor Plans and Elevations are attached.

Development Plans and Plats are attached.

PLNPCM2016-00542 – Zoning Map Amendment

The Zoning Application Request is to change the current zone from R-1-7 to the R-1-5 zone.

This request meets the master plan of the area and conforms to the Sugarhouse Residential Land Use Plan.

The application is consistent with the purposes, goals and objectives of the community and will enhance the adjoin properties by the elimination of blight and the renewal of residential housing suitable for owner occupants.

The current zone was established during the 1990's and overlaid onto the community in an attempt to stabilize the housing market with single family zoning and in an attempt to get owner occupied properties rather the RM, R-2-6.5, R-2-8 and R-2-10 zone. The neighborhood was developed under the R-2 zone while in the jurisdiction of Salt Lake County.

Although the current zoning is R-1-7 very few properties fit the development standards or lot sizes for the zone. See attached maps illustrating that very few lots even meet the R-1-7000 Zoning standard of minimum lot size of 7,000 square feet.

Most SFR lots in the 4-block area surrounding the subject parcels are .11-.14 acres or 4,780-6,098 square feet. If you take into account that there are duplexes on several 6,000-8,000 square feet lots, the actual land use would be lots of 3,000-4,000 square feet per dwelling unit.

There is a very large outdoors advertising sign on a deeded lot at the SWC of 2700 South and 900 East and commercial land use on the SEC and NEC.

There are several side-by-side duplexes that are legal non-conforming and virtually every single family home has been converted legally and illegally into multi family residential uses.

Attached is a map that illustrates that the overlay zone does not represent the lots and land uses of the community.

The R-1-5 Zone would be much more consistent with the desired effect when the area was rezoned. It provides for single-family homes on individually deeded lots. Several lots in the area are unkempt and lack the showing of owner occupied homes. The lots are long and narrow and lack enough frontages to be developed further. These lots tend to be mostly weed patches and unmaintained rear yards adding to the blight in the area.

By way of land use illustration:

Numerous lots along the interior street, which surround the development on the south side of 2700 South East, are actually duplexes that are legal nonconforming. These duplexes are on lots that range in size from 5,000 to 8,000 square feet. The actual land use per dwelling is 2,500 to 4,000 square feet. On the west side of 900 East Street is R-1-6 zone in Salt Lake County, Millcreek District. The same dynamic occurs throughout this area where there are multiple homes on deeded lots and Duplex or Apartments in legally nonconforming buildings or mother-in-law apartments.

Other properties to the south of the development boundary are condominiums and townhouses. The first parcel to the east of our development boundary is a duplex located at 2707 South 900 East. It was built in the mid 1990's with a detached covered carport parking, with the lot accessing the rear of the property from 2700 South. It was once a residential lot that adjoined 2711 South 900 East and was subdivided leaving the house on the balance of the lot.

In summary the zoning request is well founded and should be approved:

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;

B. Master Plan And Zoning Ordinance Compliance:

The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located, and

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.

In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service

level on such street/access or any adjacent street/access;

2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property;
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

D. Landscaping: Existing mature vegetation on a given parcel for

development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

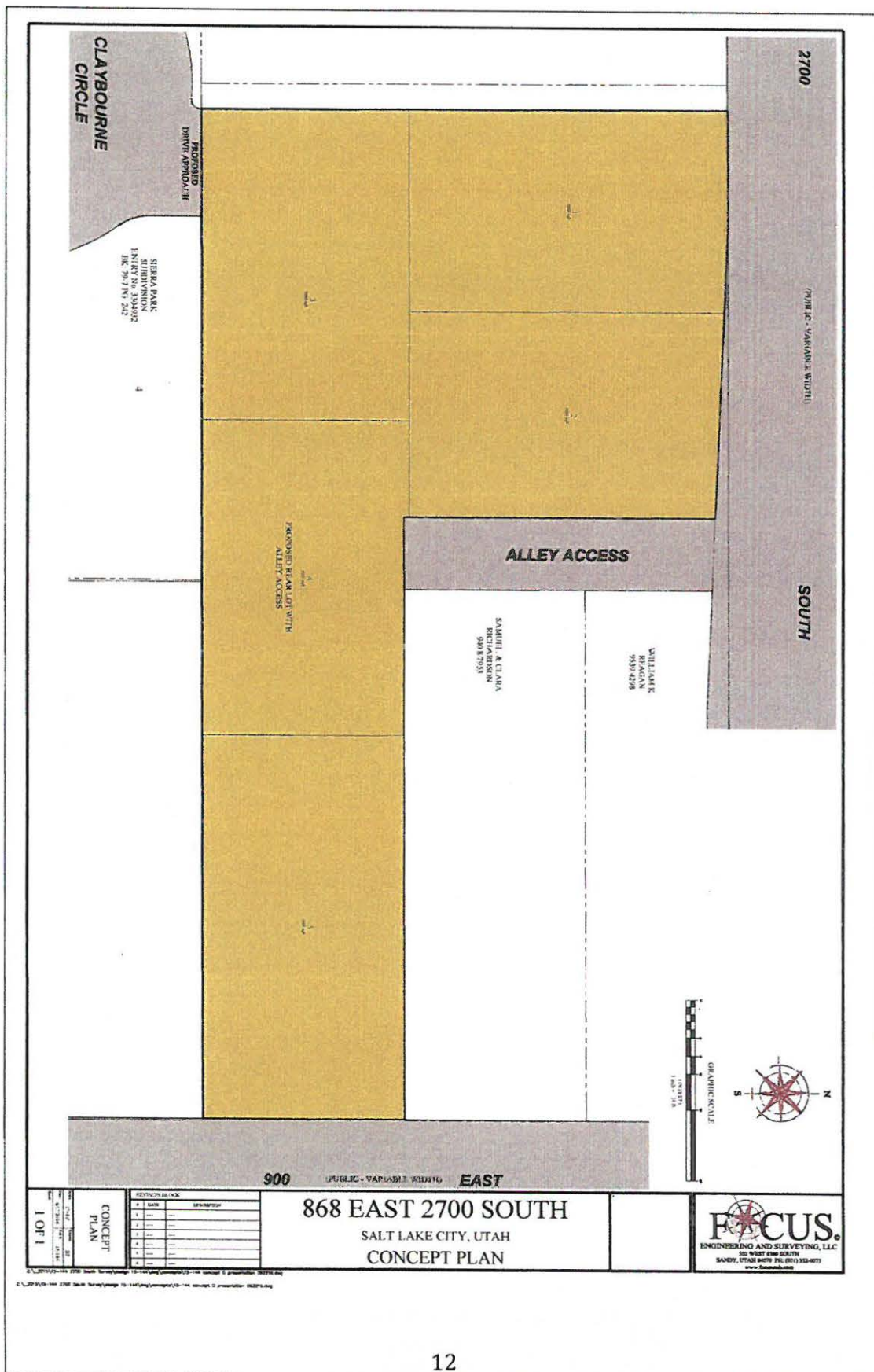
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

Attached are maps depicting land use of various parcels throughout the area and the lot size per dwelling unit.

PLNSUB2016-00541 - Preliminary Subdivision

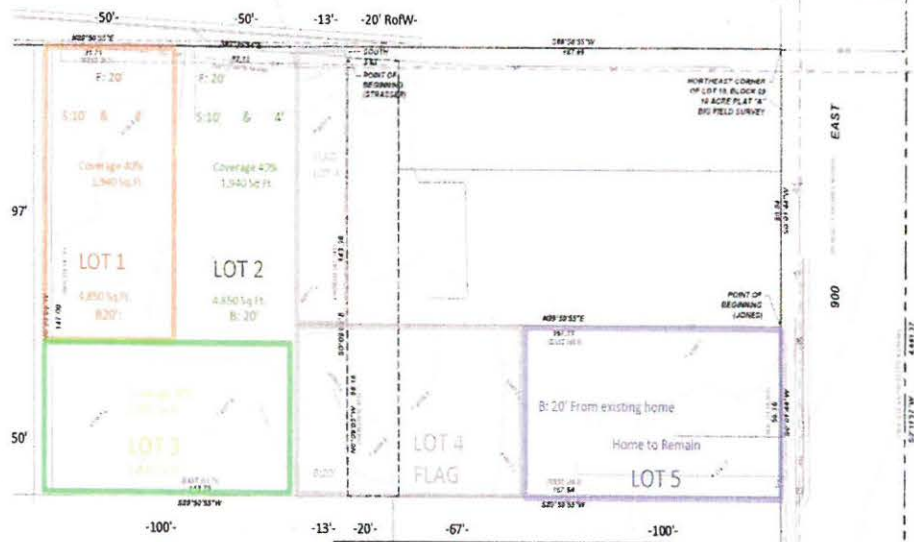
The preliminary plat consists of a single phase with 4 new lots and an existing home on the other lot.

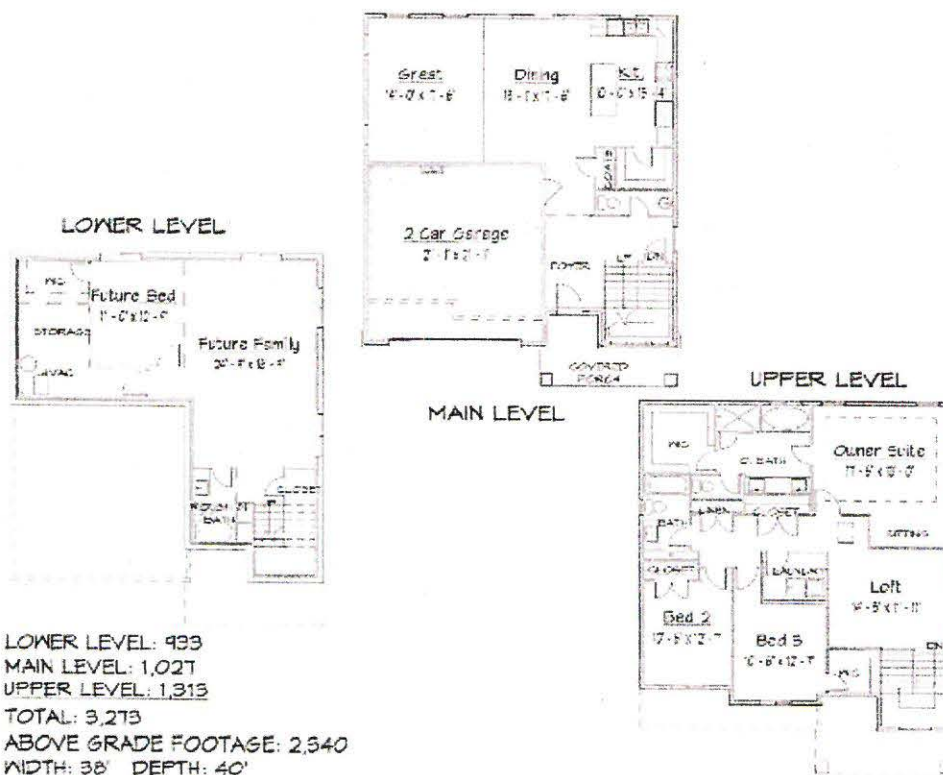


Monday, June 17, 2014 12:52 PM

700

SOUTH

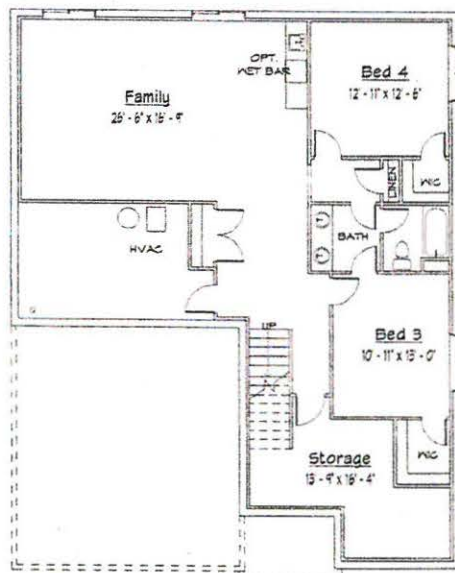




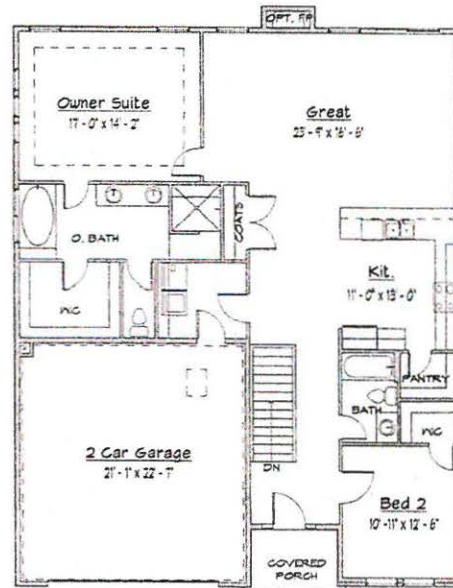
Copyright © 1994 Home Design Inc. Do not reproduce in full or in part without written permission from Home Design Inc.

Cameron

W
WALKER
HOME DESIGN
801.930.9499
www.walkerhomedesign.com



LOWER LEVEL

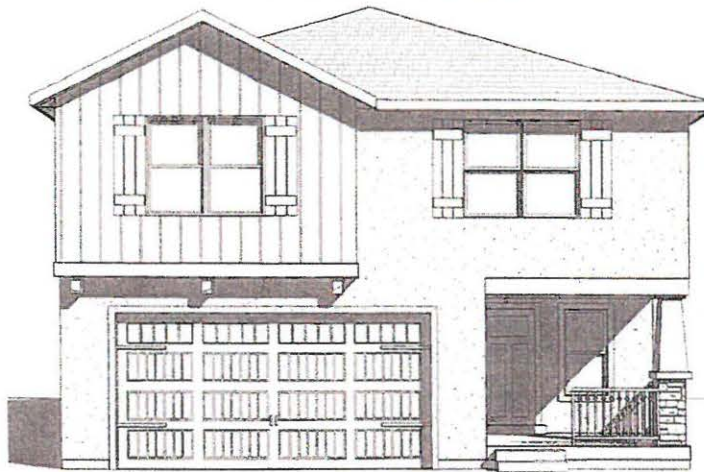


MAIN LEVEL

LOWER LEVEL: 1,540
MAIN LEVEL: 1,655
TOTAL: 3,195
ABOVE GRADE FOOTAGE: 1,655
WIDTH: 42' DEPTH: 52'-6"

COPYRIGHT WALKER HOME DESIGN INC. DO NOT REPRODUCE WITHOUT WRITTEN CONSENT FROM WALKER HOME DESIGN INC.

Maxwell

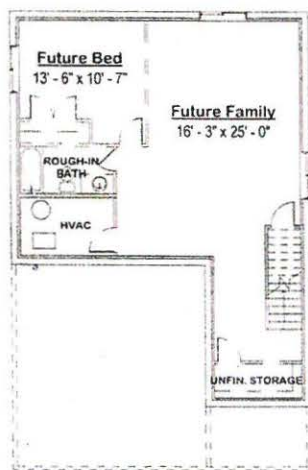


TOTAL: 3,546

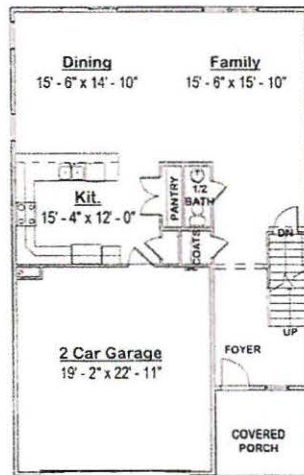
MAIN LEVEL: 1,034 UPPER LEVEL: 1,573 LOWER LEVEL: 939

WIDTH: 32' DEPTH: 50'

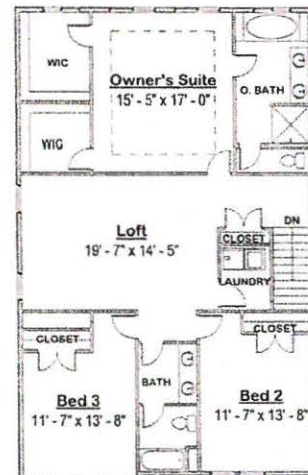
TOTAL FINISHED: 2,607



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

COPYRIGHT WALKER HOME DESIGN INC. DO NOT REPRODUCE WITHOUT WRITTEN CONSENT FROM WALKER HOME DESIGN INC.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

Integrated Title Insurance Services, LLC

1092 East South Union Avenue

Midvale, Utah 84047

Phone (801)307-0160 Fax (801)307-0170

First American Title Insurance Company, a CA corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Order No: 64567

RE STRASSER



Attn: Salt Lake City

First American Title Insurance Company

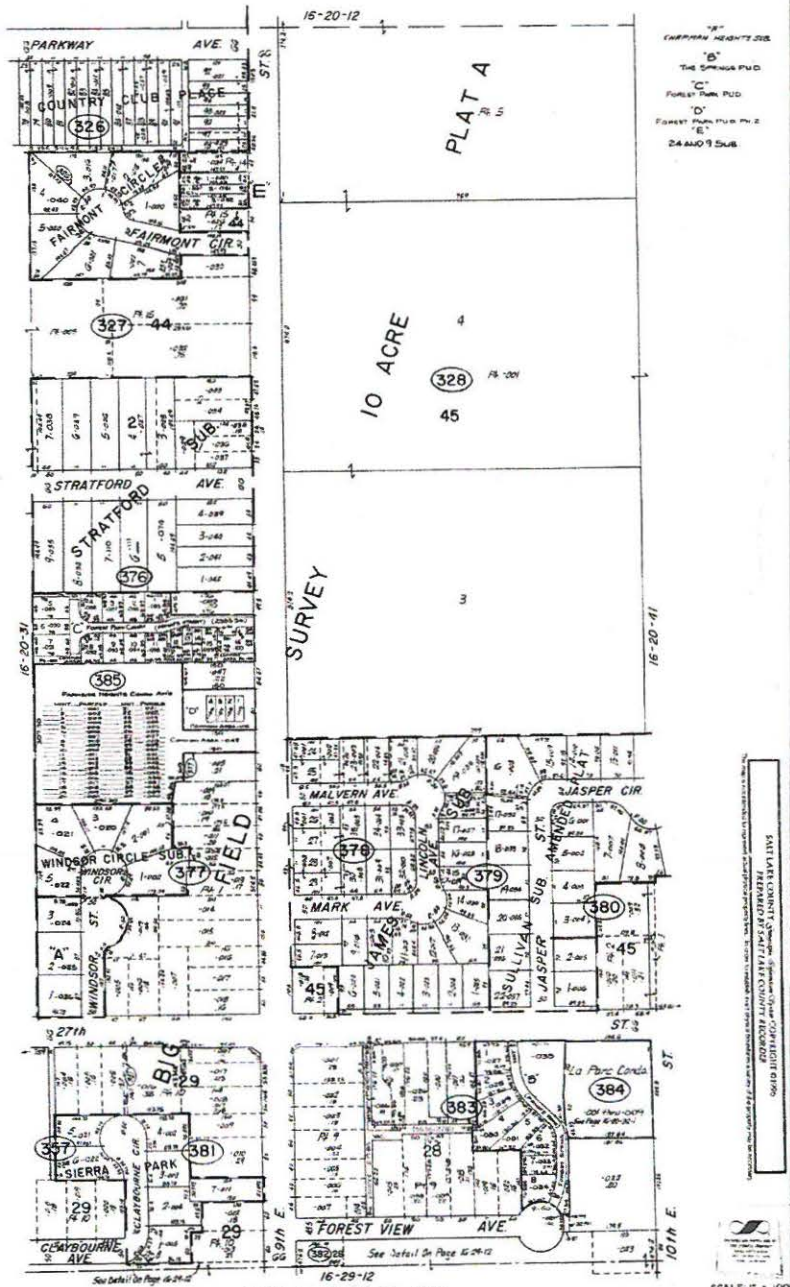
By *Carl B. Johnson* President

Attest *Christy L. Hays* Secretary

Countersigned: *[Signature]*
Authorized Signature







SALT LAKE CO.
E. 1/2 S.W. 1/4 SEC. 20 T1S. R1E.

16-20-32

2700 S

800 E

356-003

357-029 357-030 357-002

357-023

357-004 357-005 357-006

381-016

381-014

381-007 C

381-017 DX

381-018

383-001

383-002

383-003

383-004

383-005

383-006

383-007

381-009 .17

MFR

381-010

381-011 .17

381-012 .18

381-013 .21

126-046 .17

126-047

128-001

128-002

356-011

357-026 .18

357-007 .14

357-008 .12

357-011 .07

357-012 .15

357-014 357-015 357-016 357-017 357-018 357-019 357-020

357-021 DX

357-022 DX

16-20

381-002 DX

381-003 DX

381-004 DX

381-005 DX

16-29

Sierra Park Cir

S Sierra Park Cir

Salt Lake City

Claybourne Ave

900 E

Forestview Ave

1:1,505

0 0.0125 0.025 0.05 mi

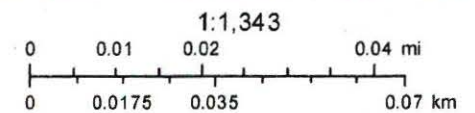
0 0.02 0.04 0.08 km

This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS.

SWC 2700 South 900 East



September 6, 2016

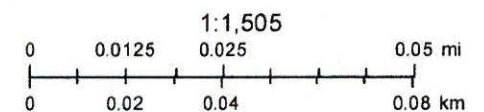


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

NEC 2700 South 900 East



September 6, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS.

ATTACHMENT D: ZONING ORDINANCE STANDARDS

Existing Conditions: The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The existing 900 East home will be grandfathered and not subject to the R-1/5,000 standards. Should the Map Amendment, the Subdivision, and the Planned Development requests receive approval, the following standards will need to be met at the time of a request for a building permit for single family homes on the new vacant lots.

Zoning Ordinance Standards for R-1/5,000 (Single Family Residential Zone)

Standard	Finding	Rationale
Minimum Lot Area And Lot Width: 5,000 square feet per single family detached dwelling unit and 50' of lot width.	Complies with Planning Commission action.	Lot 4 is the only lot proposed without the required street frontage. As previously discussed, this configuration is appropriate and Planning Staff recommends that the Planning Commission approve the lots as proposed.
Maximum Building Height: Varies depending on type of structure (pitched or flat roof) built on subject lots.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Minimum Front Yard Requirements: 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 not existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the record subdivision plat, the requirement specified on the plat shall prevail. For buildings existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Interior Side Yard: Four feet (4') on one side and ten feet (10') on the other.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Rear Yard: 25% of the lot depth or 20' whichever is less.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to sections 21A.36.020, table 21A.36.020B of the Code.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%).	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	
Standards For Attached Garages: The width of an attached garage facing the street may not exceed fifty	Must comply with the R-1/5,000	

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.	zoning standards at the time of building permit issuance.	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------	--

ATTACHMENT E: MAP AMENDMENT STANDARDS

21A.50.050 Standards for General Amendments: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Standard	Finding	Rationale
Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	<p>Sugar House Master Plan: Calls for low density residential development (5-10 DUs) per acre for the subject lots. The proposed density is generally consistent with this future land use designation, and further is consistent with existing development in the immediate vicinity.</p> <p>Salt Lake City Community Housing Plan: The following City Council policy regarding housing is outlined in this Plan and is relevant to the proposed rezone:</p> <p>The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types of developments and intensities of residential development.</p>
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;	Complies	The decision to amend the zoning map in this instance is a matter of changing from one single family residential zone (R-1/7,000) to another single family residential zone (R-1/5,000), the difference being one of minimum lot size. As previously discussed, the proposed lot sizes are compatible with surrounding lots. The proposed rezone furthers the specific purpose of the zoning ordinance by providing area for single family residential development.
The extent to which a proposed map amendment will affect adjacent properties;	Complies	The proposed development is consistent with the use and density of surrounding development in the immediate vicinity. The proposed new development will most likely have a positive impact on the neighborhood as an underutilized property and somewhat blighted structure will be removed and replaced with new residential development.
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	Not applicable	There are no overlay zoning districts that apply to the subject property.
The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	The proposal was routed to applicable City Department/Divisions for comment. There were no comments received that would indicate that the adequacy of public facilities and services is insufficient to serve the proposed development.

ATTACHMENT F: 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:

Standard	Finding	Rationale
<p>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:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	Complies	<p>The applicant achieves objective D and F, through the proposed design. A pleasing environment and the elimination of a blighted structure will certainly be an improvement to the surrounding area.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p>	Complies	<p>Sugar House Master Plan: Calls for low density residential development (5-10 DUs) per acre for the subject lots. The proposed density is generally consistent with this future land use designation, and further is consistent with existing development in the immediate vicinity.</p> <p>Salt Lake City Community Housing Plan: The following City Council policy regarding housing is outlined in this Plan and is relevant to the proposed PD:</p> <p>The City Council supports a citywide variety of residential housing units, including affordable</p>

<p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>		<p>housing and supports accommodating different types of developments and intensities of residential development.</p> <p>The request in this instance is a matter of changing from one single family residential zone (R-1/7,000) to another single family residential zone (R-1/5,000), the difference being one of minimum lot size. As previously discussed, the proposed lot sizes are compatible with surrounding lots. The proposed project furthers the specific purpose of the zoning ordinance by providing area for single family residential development, and the PD is allowed in the Zone.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <ol style="list-style-type: none"> 1. Whether the street or other adjacent street/access or means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: <ol style="list-style-type: none"> a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets; b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property; c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property. 3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic; 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels 	<p>Complies</p>	<p>The proposed residential PD is to be located in an existing residential neighborhood and therefore compatible. As previously discussed, the proposed size and scale of the project is consistent with the surrounding neighborhood in terms of use and density.</p> <p>The PD will be served by existing streets and will not degrade the level of service on any street. The PD will not create any unusual pedestrian or vehicle traffic pattern or volumes that would not be normally expected based on the orientation of driveways, parking area location and size, or hours of peak traffic. The level of traffic associated with the proposed PD will not unreasonably impair the use and enjoyment of adjacent property.</p> <p>None of the City Departments/Divisions contacted have made any indication that there is a lack of utility or public services to support the proposed development.</p> <p>The entire project is designed and will be sited in such a manner as to focus on the street, with little impact on adjacent parcels.</p>

<p>and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Must comply at the time of building permit issuance.</p>	
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Does not apply</p>	<p>The subject property is not located in a local historic district nor are any of the existing structures individually listed.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Requires PC approval for the creation of a lot without street frontage.</p>	<p>The applicant is specifically seeking relief of the requirement for all lots to have street frontage. The Planning Commission has decision making authority in this case. Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.</p>

ATTACHMENT G: SUBDIVISION STANDARDS

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

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies	The proposed residential lots comply with the general design standards and requirements for subdivisions as established in Section 20.12 – General Standards and Requirements.
B. All buildable lots comply with all applicable zoning standards;	Complies with PC approval for overall lot size/density	The proposed lots will comply with the zoning standard given that average lot size is greater than 5,000 square feet.
C. All necessary and required dedications are made;	Will comply prior to plat recording	The access easement must be dedicated to the residential uses on proposed Lots 2 & 4.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities department was consulted on the proposed development and made no indication that water supply and sewage disposal was an issue at the subject location.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies by condition	The provisions of 20.40.010 shall be met through compliance with all City Department/Division comments.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all applicable laws and regulations.
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	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

September 19, 2016 & October 5, 2016 – The applicant met with the Sugar House Community Council at their Land Use Committee meeting and then again in front of the entire SHCC. The SHCC's comments are attached. In general, the SHCC appears to be in favor of the proposal.

Notice of the Planning Commission public hearing for the proposal include:

- Newspaper notice sent on November 15, 2016
- Notices mailed on November 17, 2016.
- Property posted on November 7, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 17, 2016.

Comments

City Department/Division comments regarding the planned development and subdivision are attached. No comments were received that would preclude the proposed development or subdivision. Any approval granted by the Planning Commission would be conditional based upon the requirement of the applicant satisfying all City Department/Division comments.

October 19, 2016

TO: Salt Lake City Planning Division

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNPCM2016 00577 Planned Development
PLNSUB2016-00578 Zoning Map Amendment
PLNSUB2016-00579 Preliminary Subdivision
868 E 2700 South and 2711 South 900 East



The Sugar House Community Council recently reviewed this request, first at our Land Use and Zoning Committee on September 19, and then at the full Sugar House Community Council meeting October 5. We put a flyer on the porches of the homes immediately surrounding the project, and a copy is attached. We posted the project on our website, and announced the project in our email newsletter, which reaches about 1500 people. We had a few comments; they are attached to this letter.

Adam Nash is requesting a Planned Development for this project because of the two parcels that do not front on a public street, along with reduced setbacks. He is requesting a rezone from R-1/7000 to R 1-5000 because the new lots will be more the latter size, once the subdivision is done. He is proposing a subdivision because the new parcel will need to be subdivided into reasonably sized lots in the new zone.

This project will remove two houses and replace them with two new houses, remodel an existing home, and add two new houses. The net result will be five additional new single-family homes for Sugar House. We have a shortage of new homes, these will be a great addition. The house at 2711 South 900 East will be preserved and remodeled. This is a more efficient use of the land, the large lots now provide a lot of empty, unused space that gather weeds and trash. He is removing some blighted homes.

One challenge of this development is that there is a very large billboard on the corner of 900 East and 2700 South. Mr. Nash built that apartment building on that parcel. The Planned Development will clear up the problems existing, by making these parcels more cohesive with the surrounding properties. We think the two parcels that do not front on a public street will be easily able to feel part of the neighboring community and existing development. We feel the ingress/egress to the property using an existing street/alley will not cause problems; this road is also shared with the apartment building on the corner and has not been a problem for many years. The garage and driveway together should provide enough needed parking space for each home, without spillover into the alley or existing public streets. We do not think there will be any excess noise created by this new development. They will have Salt Lake /city trash pickup.

One thing we ask for is that access be provided for the neighborhood children that cut through behind the apartment building on their way from school or to or from the bus stop. Even the dog walkers use it. As far as we can tell from the plans, there shouldn't be anything to disrupt this travel.

The Sugar House Community Council is in favor of adding more single-family homes to our neighborhood, and ask that you approve this project.

COMMENT CARD

Name George Chapman

Issue/Land Use Topic [REDACTED]

Email Address gechapman2@gmail.com



☒ Sign me up for email newsletter to be informed of future issues and meeting dates

Big trees on 900E should be saved.
There should be a walkway for children
from Nibley to walk through
to 2700S 900E like they do
now

www.sugarhousecouncil.org

9/19 L42 guests

add me
to your
reply list
✓

Please sign in

name

address

email

✓ Katelyn Ridgeway

[REDACTED]

Katelynridgeway@sbcglobal.net ✓

property owner Colin Strasser

[REDACTED]

[REDACTED]

Colin Quinn-Hurst

[REDACTED]

colin.quinn-hurst@

LEX TRAUGHER

451 S. STATE ST.

LEX.TRAUGHER@slcgov.com

Community Meeting

Hosted by: Sugar House Community Council

WHEN: September 19 5:30 and October 5,
7:00 p.m.

LOCATION: Sprague Library (2131 S Highland Dr)

WHY:

These parcels at 868 East 2700 South and 2711 S 900 East will be subdivided, and turned into five lots. 2711 will be remodeled and remain. The other lots will have new single-family homes on them.

This is the first community meeting to be held on this project. Come learn more and comment. You can find the plans as submitted by the developer on our website

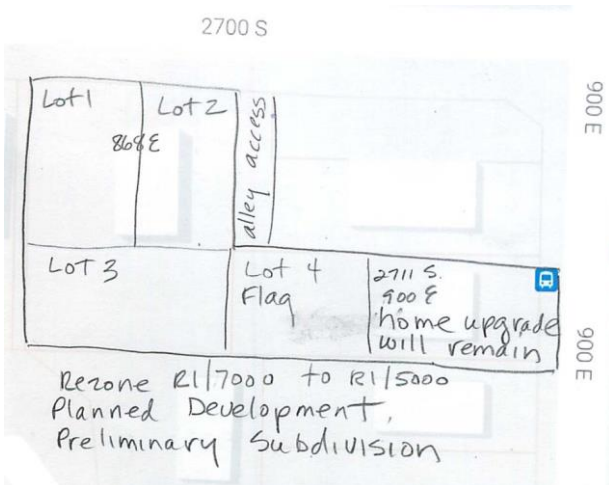
www.sugarhousecouncil.org and a comment form. **We need to hear from you!!**

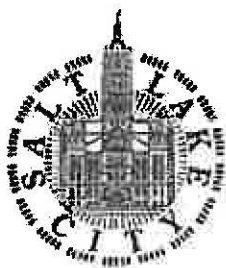
CONTACT US:

www.sugarhousecouncil.org

sugarhousecouncil@yahoo.com

***To sign up for the monthly newsletter visit our website and select "Join" to enter in your email.**





Work Flow History Report

868 E 2700 S

PLNPCM2016-00577

Date	Task/Inspection	Status/Result	Action By	Comments
7/27/2016	Staff Assignment	In Progress	Traughber, Lex	
9/8/2016	Planning Dept Review	In Progress	Traughber, Lex	
9/8/2016	Staff Assignment	Routed	Traughber, Lex	
9/12/2016	Fire Code Review	Complete	Itchon, Edward	
9/12/2016	Zoning Review	Complete	Mikolash, Gregory	No zoning related issues associated with this rezone at this time. I will be necessary for the development to meet all planned development and zoning regulation, criteria at the time of each lots building permit review. This includes waste management, recycling, ingress, egress, driveways and landscaping.
9/19/2016	Engineering Review	Complete	Weiler, Scott	sent Lex email with survey review.
10/31/2016	Building Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Community Council Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Community Open House	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Planning Dept Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Police Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Public Utility Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Staff Review and Report	In Progress	Traughber, Lex	
10/31/2016	Sustainability Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Transporation Review	Complete	Traughber, Lex	See PLNSUB2016-00579



Work Flow History Report

868 E 2700 S

PLNSUB2016-00578

Date	Task/Inspection	Status/Result	Action By	Comments
7/27/2016	Staff Assignment	Assigned	Traughber, Lex	
7/27/2016	Staff Assignment	In Progress	Traughber, Lex	
9/8/2016	Planning Dept Review	In Progress	Traughber, Lex	
9/8/2016	Staff Assignment	Routed	Traughber, Lex	
9/12/2016	Fire Code Review	Complete	Itchon, Edward	
9/12/2016	Zoning Review	Complete	Mikolash, Gregory	<p>-5 Single family planned development that involves a zoning map amendment to create R-1-5000 zoning.</p> <p>-Demolition permits will be required for the removal of the existing buildings (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.</p> <p>-A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each dwelling.</p> <p>-This proposal will need to comply with the appropriate provisions of 21A.24 where applicable.</p> <p>-This proposal will need to comply with any appropriate provisions of 21A.40 for any accessory structures.</p> <p>- The provisions of 21A.44 for parking and maneuvering shall be met.</p> <p>- The provisions of 21A.48 for landscaping shall be met (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry.</p> <p>-It will be necessary for the project to meet all bulk an area criteria of the zoning ordinance for future issuance of building permits for each new lot.</p>
9/19/2016	Engineering Review	Complete	Weiler, Scott	sent Lex an email with survey and address review.
10/31/2016	Planning Dept Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Police Review	Complete	Traughber, Lex	PLNSUB2016-00578
10/31/2016	Public Utility Review	Complete	Traughber, Lex	See PLNSUB2016-00579
10/31/2016	Staff Review and Determination	In Progress	Traughber, Lex	



Work Flow History Report

868 E 2700 S

PLNSUB2016-00579

Date	Task/Inspection	Status/Result	Action By	Comments
7/27/2016	Staff Assignment	In Progress	Traughber, Lex	
9/8/2016	Planning Dept Review	In Progress	Traughber, Lex	
9/8/2016	Staff Assignment	Routed	Traughber, Lex	
9/12/2016	Fire Code Review	Complete	Itchon, Edward	
9/12/2016	Zoning Review	Complete	Mikolash, Gregory	<p>-5 Single family planned development that involves a zoning map amendment to create R-1 -5000 zoning.</p> <p>-Demolition permits will be required for the removal of the existing buildings (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.</p> <p>-A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for each dwelling.</p> <p>-This proposal will need to comply with the appropriate provisions of 21A.24 where applicable.</p> <p>-This proposal will need to comply with any appropriate provisions of 21A.40 for any accessory structures.</p> <p>- The provisions of 21A.44 for parking and maneuvering shall be met.</p> <p>- The provisions of 21A.48 for landscaping shall be met (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry.</p> <p>-It will be necessary for the project to meet all bulk and area criteria of the zoning ordinance, particularly the planned development requirements, for future issuance of building permits for each new lot.</p>
9/19/2016	Engineering Review	Complete	Weiler, Scott	sent Lex and email with survey and address review.
10/5/2016	Community Council Review	Complete	Traughber, Lex	
10/14/2016	Transportation Review	Complete	Traughber, Lex	The documents uploaded are limited in detail regarding driveway access and vehicle maneuvering. Development would need to comply with 21A.44.020 regarding parking and vehicle maneuverability. The house plans show 2-car garages which meet the minimum parking requirements.
10/31/2016	Building Review	Complete	Traughber, Lex	See Zoning Review
10/31/2016	Planning Dept Review	Complete	Traughber, Lex	
10/31/2016	Police Review	Complete	Traughber, Lex	Received no comments

10/31/2016	Public Utility Review	Complete	Traughber, Lex	<p>Public utilities has no objections to moving forward with the planned development and rezone.</p> <p>Public Utilities Comments.</p> <p>All improvements will need to meet Public Utilities Standards.</p> <p>Lot 3 will require easements from the neighboring property to install water and sewer services.</p> <p>The existing sewer service will need to be inspected prior to reuse.</p> <p>Properties may not drain onto neighboring properties.</p> <p>Water and sewer service lines must meet minimum vertical and horizontal separation requirements.</p>
10/31/2016	Staff Review and Report	Draft	Traughber, Lex	
10/31/2016	Staff Review and Report	In Progress	Traughber, Lex	

ATTACHMENT I: ALTERNATE MOTION

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Planning Commission deny the Subdivision and Planned Development requests as proposed, and forward a negative recommendation on to the City Council regarding the zoning map amendment request to rezone the property from R-1/7,000 to R-1/5,000.

The Planning Commission finds that the proposed project does not comply with the review standards as demonstrated in Attachments E, F, and G of this staff report.

The Planning Commission shall make findings on the review standards and specifically state which standard or standards are not being met.

3. PLANNING COMMISSION

D. Agenda & Minutes

November 30, 2016

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, November 30, 2016, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR NOVEMBER 9, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Unfinished Business

1. **City Wide Draft Transit Master Plan** - The draft plan, developed over the past two years with input from thousands of residents and stakeholders, is available for review online at www.slcrides.org. Public transportation is an essential component of Salt Lake City's transportation network, and the plan creates a 20-year vision and action plan for service, transit-supportive investments, programs and policies. The plan also includes a comprehensive look at the City's overall travel patterns, identifies places where transit would be used if it met the needs of potential riders, as well as areas where transit improvements are needed for existing riders. Public comment can be submitted through open city hall at www.slcgov.com or through the staff contact below. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision on whether or not to adopt the transit master plan at a later date. (Staff contact is Julianne Sabula at (801)535-6678 or julianne.sabula@slcgov.com)

Legislative Matters

2. **27th Street Cottages Zoning Map Amendment, Subdivision and Planned Development at approximately 868 E. 2700 South and 2716 S. 900 East** - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at the above listed address. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Lex Traughber, (801)535-6184, or lex.traughber@slcgov.com.)
 - a. **Zoning Map Amendment** – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number **PLNPCM2016-00577**
 - b. **Preliminary Subdivision Plat** – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcel will be created. Case Number **PLNSUB2016-00578**
 - c. **Planned Development** – A request for planned development approval to address the creation of a lot without street frontage and the creation of a development with average

lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number **PLNSUB2016-00579**

3. **Cottage Court Development - Zoning Map Amendment, Subdivision and Planned Development at approximately 3101 S 900 East through 3129 S 900 East** - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop sixteen (16) residential lots on four properties located at the above listed address. The existing homes on the properties would be demolished to facilitate this project. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Anthony Riederer, (801)535-7625, or anthony.riederer@slcgov.com.)
- a. **Zoning Map Amendment** – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number **PLNPCM2016-00542**
 - b. **Preliminary Subdivision Plat** – A request to subdivide and reconfigure four existing parcels into sixteen new parcels. Case Number **PLNSUB2016-00541**
 - c. **Planned Development** – A request for planned development approval to address the creation of a lots without street frontage, for relief from required yards, and for the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number **PLNSUB2016-00542**.

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, November 30, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:00 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice ChairpersonCarolynn Hoskins; Commissioners Maurine Bachman, Weston Clark, Emily Drown, Ivis Garcia, Andres Paredes and Sara Urquhart. Commissioner Clark Ruttinger was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Manager; Lex Traugher, Senior Planner; Anthony Riederer, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Ivis Garcia, Carolyn Hoskins, and Sara Urquhart. Staff members in attendance were Nick Norris, Lex Traugher and Anthony Riederer.

The following sites were visited:

- **868 E. 2700 South and 2716 S. 900 East** - Staff gave an overview of the proposal. The following questions were asked:
 - **Q** - Location of the access.
 - **A** - There is an easement from 2700 South for three homes and one from the cul-de-sac.
- **3101 S 900 East through 3129 S 900 East** - Staff gave an overview of the proposal. The following questions were asked:
 - **Q** – Could the Planning Commission request a change from a long lot to smaller lots?
 - **A** –There were a variety of lot sizes in the area.
 - **Q** – Was the character standard referring to the existing home and did the homes provide that?
 - **A** – Yes the models provided were examples but they have to meet the zoning requirements and the neighborhood was eclectic.
 - **Q** – Were the homes all the same?
 - **A** – The developer could answer that question but the Commission could consider conditions to address the issue.

APPROVAL OF THE November 9, 2016, MEETING MINUTES. [5:30:17 PM](#)
MOTION [5:30:19 PM](#)

Commissioner Bachman moved to approve the November 9, 2016, meeting minutes. Commissioner Paredes seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:35 PM](#)

Chairperson Lyon stated he had nothing to report.

Vice Chairperson Hoskins stated he had nothing to report.

REPORT OF THE DIRECTOR [5:31:42 PM](#)

Mr. Nick Norris, Planning Manager, reminded the Commission of the training meeting on December 1, and the next Planning Commission meeting would be held on December 14.

[5:32:06 PM](#)

City Wide Draft Transit Master Plan - The draft plan, developed over the past two years with input from thousands of residents and stakeholders, is available for review online at www.slcrides.org. Public transportation is an essential component of Salt Lake City's transportation network, and the plan creates a 20-year vision and action plan for service, transit-supportive investments, programs and policies. The plan also includes a comprehensive look at the City's overall travel patterns, identifies places where transit would be used if it met the needs of potential riders, as well as areas where transit improvements are needed for existing riders. Public comment can be submitted through open city hall at www.slcgov.com or through the staff contact below. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision on whether or not to adopt the transit master plan at a later date. (Staff contact is Julianne Sabula at (801)535-6678 or julianne.sabula@slcgov.com)

Ms. Julianne Sabula, Transportation, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- The Comments received from the public since the last meeting.

PUBLIC HEARING

Chairperson Lyon opened the Public Hearing.

The following individuals spoke to the petition: Mr. George Chapman, Ms. Judy Short, and Mr. Don Butterfield.

The following comments were made:

- The plan needed more work and public input.
- All public comments should be included in the plan.
- The airport Trax reconfiguration should be included in the plan.

- There were too many items not addressed and that needed to be reviewed prior to the plans approval.
- Priorities needed to be outlined in the Master Plan.
- Bus service was cheaper than rail service and more of an immediate need.
- Infrastructure needed to be updated and included in the plan.
- Simplification and back to basics was a must then the plan could move forward.
- Work to get the public on the buses now.
- Implement the transit grid now and the other plans later.
- Education on how to use the bus system would benefit the public.
- Foothill plan should be included in the subject plan.
- Transport hubs with park-n-rides needed to be part of the plan.
- Needed to be more specific and give a timeline for implementation.
- Plan should be tabled for further review.
- Simple and elegant solutions were neglected.
- Need to address the growth in population now and not later.
- Services needed to be reliable.

Chairperson Lyon closed the Public Hearing.

The Commission and Applicant discussed the following:

- The comments from Open City Hall and if those were included in the plan.
- The role of a Master Plan and how budgets are affected by a Master Plan.
- How bus service, security, safety and infrastructure were addressed in the plan.
- The access to the “HIVE” pass and education regarding the pass.
- The rapid bus transit to Davis County.
- How the Airport plan would affect the Transit Master Plan.
- The public outreach for the proposal.

The Commission discussed the following:

- Important for the public to continue submitting comments.
- Encouraged continued engagement outside of the normal structures.

MOTION [6:00:34 PM](#)

Commissioner Bachman stated regarding Transit Master Plan, based on the analysis and findings listed in the Staff Report dated November 5, 2016, the testimony from the public and plans presented, she move that the Planning Commission transmit a positive recommendation to the City Council for the proposal. Commissioner Clark seconded the motion. The motion passed unanimously.

[6:01:29 PM](#)

27th Street Cottages Zoning Map Amendment, Subdivision and Planned Development at approximately 868 E. 2700 South and 2716 S. 900 East - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at the above listed

address. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Lex Traughber, (801)535-6184, or lex.traughber@slcgov.com.)

- a. **Zoning Map Amendment** – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number PLNPCM2016-00577
- b. **Preliminary Subdivision Plat** – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcel will be created. Case Number PLNSUB2016-00578
- c. **Planned Development** – A request for planned development approval to address the creation of a lot without street frontage and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number PLNSUB2016-00579

Mr. Lex Traughber, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff recommends that the Planning Commission approve the Subdivision and Planned Development requests as proposed at approximately 868 E. 2700 South and 2716 S. 900 East, forward a positive recommendation to the City Council regarding the Zoning Map Amendment request as proposed and that if the City Council did not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests became null and void.

The Commission and Staff discussed the following:

- If a Master Plan amendment was necessary for the plan.
- The orientation of each property.
- The access to the properties.
- The location of the front yards and if the setbacks were met.
- The square footage of each lot.

Mr. Adam Nash, Growth Aid LLC, reviewed the proposal and square footage for the lots. He reviewed the alley access, parking and layout of the development. Mr. Nash stated there would be a walkway through the development to the school and the design of the homes.

PUBLIC HEARING [6:17:40 PM](#)

Chairperson Lyon opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated the Community Council approved the proposal and it was a unique way to add single family housing to Sugar House. She stated they liked the sidewalk connection that would be added with the

proposal and the removal of the blighted homes in the area. Ms. Short reviewed the public outreach for the proposal and stated there was not a lot of objection to the project.

The following individuals spoke to the petition: Mr. Mike Jamesoul, Ms. Linda Thomas, Mr. Gary Wilkinson, Mr. Kent Frandsen, Mr. John Blankevoort and Mr. George Chapman.

The following comments were made and questions asked:

- Would the proposal set a precedent for the area?
- Would the development affect the property values of the neighborhood?
- The access to the development off of Sierra Circle.
- The parking for the proposal needed to be clarified.
- Four lots would be better than five.
- Should not allow properties to be landlocked.
- What was the timeline for the proposal and cleanup of the property?
- Supported the sidewalk through the property.
- Concerned over the increase traffic to the area.
- Did not like the sidewalk to Sierra Circle as it would promote bad behavior in the area.
- Roads in the area needed to be fixed before additional traffic was added.
- Was the alley dedicated, who owned it and who was responsible to maintain it?
- The city boundaries on the property.
- What was the mitigation plan to curb the loitering and crime in the area?
- What was the proposed zoning for the area?
- Supported the proposal as it would remove a vacant home.
- Would benefit the kids in the area to have the walkway through the block.
- The proposal was doubling the density but was minimal for what was allowed in the area.
- It was the quickest way to get rid of the blighted home.

Chairperson Lyon closed the Public Hearing.

Mr. Nash reviewed the frontage, parking, benefits of and timeline for the proposal.

The Commission, Staff and Applicant discussed the following:

- The maintenance and ownership of the alley way.
- If an HOA would be part of the development.
- The timeline for the proposal.
- How the walkway would be laid out along the property.
- How the lot sizes and zoning compared to others properties in the area.
- How the proposal impacted the neighboring lots and affected property values.
- The cost of the proposed homes.
- The access from the street to Sierra Circle.
- Why the lot sizes changed in the area over the years.

- If a condition of approval requiring a study to determine if access to the property was achievable.
- The proposed density was less than the surrounding zoning allowed resulting in a benefit to the area.

The Commission discussed the following:

- There were concerns but the developer was willing to address the concerns for the benefit of the community.
- The conditions and language of the motion.

MOTION 6:54:30 PM

Commissioner Clark stated regarding Petition 27th Street Cottages – Petition PLNPCM2016-00577 – Zoning Map Amendment, Petition PLNSUB2016-00578 – Subdivision, Petition PLNSUB2016-00579 – Planned Development, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, he moved that the Planning Commission approve the Subdivision and Planned Development requests as proposed, and forward a positive recommendation to the City Council regarding the Zoning Map Amendment request to rezone the property from R-1/7,000 to R-1/5,000. If the City Council does not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests becomes null and void. The Planning Commission finds that the proposed project complies with the review standards as demonstrated in Attachments E, F and G of the Staff Report and the approval of the Planned Development and Subdivision request is subject to the conditions listed in the Staff Report and in addition the confirmation of access to Sierra Park Circle and that the Commission was approving the petition as a Planned Development and all other zoning requirements still apply that are not modified by the Planned Development. Commissioner Urquhart seconded the motion. The motion passed unanimously.

6:56:08 PM

Cottage Court Development - Zoning Map Amendment, Subdivision and Planned Development at approximately 3101 S 900 East through 3129 S 900 East - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop sixteen (16) residential lots on four properties located at the above listed address. The existing homes on the properties would be demolished to facilitate this project. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Anthony Riederer, (801)535-7625, or anthony.riederer@slcgov.com.)

- a. Zoning Map Amendment – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number PLNPCM2016-00542**
- b. Preliminary Subdivision Plat – A request to subdivide and reconfigure four existing parcels into sixteen new parcels. Case Number PLNSUB2016-00541**

- c. Planned Development – A request for planned development approval to address the creation of a lots without street frontage, for relief from required yards, and for the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number PLNSUB2016-00542.**

Mr. Anthony Riederer, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending that the Planning Commission approve the Subdivision and Planned Development requests as proposed at approximately 3075-3129 South 900 East, forward a positive recommendation to the City Council regarding the Zoning Map Amendment request as proposed and that the Subdivision and Planned Development are conditioned upon approval of the new zoning. Hence, should the City Council not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests become null and void.

The Commission and Staff discussed the following:

- The size of the surrounding lots.
- The setbacks for the proposal.
- The zoning request and how it differed from the surrounding area.
- Why the reductions in setbacks were being requested if the lots were smaller.
- The width of the street and why city garbage services would not be available on the street.
- Why an HOA was not necessary for the maintenance of the street.
- Emergency services access.

Mr. Adam Nash, Growth Aid LLC, reviewed the proposal, access to the property, and the maintenance agreement that would be recorded with the properties. He reviewed the surrounding uses and lot sizes, how the development would benefit the area, why the setback reductions were requested and asked the Commission for approval of the proposal.

PUBLIC HEARING [7:17:47 PM](#)

Chairperson Lyon opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, reviewed the other projects given similar approvals. She stated the proposal was ideal and more lots in the area should go through the same process. Ms. Short stated the development was a benefit and kept with the trends of the city. She stated the only negative was that the garbage service would create issues with parking.

The following individuals spoke to the petition: Mr. George Chapman and Mr. Clark McIntosh.

The following comments were made:

- Increase in density would be double what existed.
- Would cause issues with emergency access to the properties.
- Table the issue to allow further review on setbacks.
- The homes were not affordable housing as stated.
- Mature trees were not being saved as required by the ordinance.
- The west setback was not an issue but the backyard setback should mirror what was required by other homes in the area.
- Water lines should be increase to allow for better fire suppression systems.
- Area was an eyesore and proposal would clean it up.
- Encouraged developer to buy other properties in the area.

Chairperson Lyon closed the Public Hearing.

Mr. Nash stated the homes were affordable per HUD's definition. He reviewed the emergency services access, garages and parking, the request for setback reduction and why the proposal would benefit the area.

The Commission, Staff and Applicant discussed the following:

- The definition of affordable housing and how the proposal fit the definition.
- The homes that were proposed to be demolished.
- The trees that would be saved or removed from the property.
- If the homes would be similar or vary in design.
- The other departments that reviewed the proposal and the comments from those departments.
- The conditions of approval that should be part of the motion.
- The standards for protecting existing trees and if conditions could be added to the motion.
- The approval process for the petition.
- Public comments from residences on Lincoln Street.
- How the proposal would affect the privacy of neighboring properties.

The Commission discussed the following:

- The reduction in setbacks and the effect to the area.
- The allowable building height for the area and the Commissions purview over the height.
- The response from the neighborhood regarding the proposal.
- If the applicant would be willing to change the setbacks for the proposal.
- How to change the design and allow for the requested setbacks.
- The Commission's purview over the design of the homes.
- If the homes would be visible from the street and if the repeated design would be noticed.
- The size and scale of the homes along 900 East were a concern.

MOTION [8:11:10 PM](#)

Commissioner Clark stated regarding Petition Cottage Court Development –

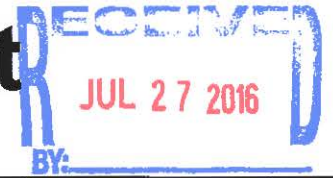
Petition PLNPCM2016-00542 – Zoning Map Amendment, Petition PLNSUB2016-00541 – Subdivision, Petition PLNSUB2016-00540 – Planned Development, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, he moved that the Planning Commission approve the Subdivision and Planned Development requests as proposed, and forward a positive recommendation on to the City Council regarding the Zoning Map Amendment request to rezone the property from R-1/7,000 to R-1/5,000. If the City Council does not approve the Zoning Map Amendment request, any approval by the Planning Commission of the Planned Development and Subdivision requests becomes null and void. The Planning Commission finds that the proposed project complies with the review standards as demonstrated in Attachments E, F and G of the Staff Report the Planned Development and Subdivision request is subject to the conditions listed in the Staff Report and in addition, on the eastern four lots the eastern setback will be ten feet, in exchange the garage door would be allow to be no more than 18 feet wide on the four eastern specified properties, any specimen tree that was in a required yard area must be preserved, a note put on the subdivision plat that these were private streets and responsibility of maintenance fell to the property owner. Commissioner Urquhart seconded the motion. The motion passed unanimously.

The meeting adjourned at [8:16:28 PM](#)

4. ORIGINAL PETITION



Zoning Amendment



☒ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

A. Anglin

7/22/16

PCNPCM2016-00577

Name or Section/s of Zoning Amendment:

27th St. Subdivision

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

868 East 2700 South, Salt Lake City, Utah

Name of Applicant:

Adam Nash - Growth Aid LLC

Phone:

(801) 580-1428

Address of Applicant:



SLC Utah 84107

E-mail of Applicant:

adam@growthaid.com

Cell/Fax:

(801) 580-1428

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other:

Authorized Agent

Name of Property Owner (if different from applicant):

Colin Strasser

E-mail of Property Owner:



Phone:

(801)



Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of \$991 plus \$121 per acre in excess of one acre,
- Text amendments will be charged \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Adam Nash, Growth Aid LLC

Date:

July 21, 2016

SALT LAKE CITY PLANNING

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

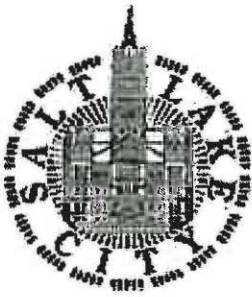
- | | | |
|--------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Zoning Map? 16-203-810-16
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the request amending the text of the Zoning Ordinance? NO
If so, please include language and the reference to the Zoning Ordinance to be changed. |

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i>	Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i>	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
-------------------------	---------------------------------------------------------------	-------------------	-----------------------------------------------------------------------------------

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

ASU acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700

P.O. Box 145471 Fax : (801) 535-7750

Salt Lake City, Utah 84114

Date: Jul 22, 2016

GROWTH AID LLC

SUBDIVISION AND CONDOMINIUM

SALT LAKE CITY, UT 84107

Project Name: 27TH STREET SUBDIVISION

Project Address: 868 E 2700 S

Detailed Description:



* P L N S U B 2 0 1 6 - 0 0 5 7 9 *

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1346577							
Filing Fee	1	06	00900	125123	\$743.00	\$0.00	\$743.00
Total for invoice 1346577					\$743.00	\$0.00	\$743.00
Total for PLNSUB2016-00579					\$743.00	\$0.00	\$743.00

OFFICE USE ONLY

Intake By: AA1589

CAP ID #

PLNSUB2016-00579

Total Due: \$743.00



www.slcpermits.com



* P L N S U B 2 0 1 6 - 0 0 5 7 9 *

Treasurer's Office
Rcpt# 1361263
PL PLNSUB2016-00579 Card
\$758.75 7/22/2016

Please Keep
This Box Clear

5. MAILING LIST

Name	Address1	Address2
AT HOME PROPERTY MANAGEMENT LLC	2732 S 900 E	SALT LAKE CITY, UT 84106-2230
ATKINSON, DOLORES	1332 S SR 32	KAMAS, UT 84036
AUPPERLE, RICHARD B & DEBBIE A; JT	823 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1732
BANKSTON, JAMES E	2713 S 900 E	SALT LAKE CITY, UT 84106-2229
BARRETT'S AUTOMOTIVE SAFETY SERVICE INC	2695 S 900 E	SALT LAKE CITY, UT 84106-2276
BARTEN ART & KATHY; TC	PO BOX 526078	SALT LAKE CITY, UT 84152-6078
BARTON, ART & KATHY; JT	PO BOX 526078	SALT LAKE CITY, UT 84152-6078
BLANKEVOORT, JOHN & INGRID; JT	PO BOX 58643	SALT LAKE CITY, UT 84158-0643
BROWN, PATRICK C & CAMERON-BROWN, DEBORAH SUE; JT	2717 S 800 E	SALT LAKE CITY, UT 84106-1748
BUTLER, BRADFORD L & JILL; JT	3704 S GREENBRIAR WY	SALT LAKE CITY, UT 84109-3307
CARMAN CONDMN COMMON AREA MASTER CARD	813 E 2700 S	SALT LAKE CITY, UT 84106-1720
CASE, JAMES C & DOROTHY A; TC	3618 S 6505 W	WEST VALLEY, UT 84128-2443
CHEN, XINJIAN	6560 S CANYON COVE DR	HOLLADAY, UT 84121-6339
CHRISTENSEN, KONNIE D	1796 E WHITE AVE	SALT LAKE CITY, UT 84106-3787
CLOWARD, BRIDGER & SALAZAR, VANESA; JT	802 E 2700 S	SALT LAKE CITY, UT 84106-1721
COOLEY, FOY R & KENNETH W; JT	10 ORCHARD ROAD	CHATHAM, NJ 07928-2325
COPE, EVELYN J; TR	4943 W 5320 S	SALT LAKE CITY, UT 84118-6853
CROWTHER, ANN	832 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1733
DAVIES, MICHAEL B; TR (MBD TRST	PO BOX 58227	SALT LAKE CITY, UT 84158-0227
DAVIS, RULON K; ET AL	2640 S 900 E	SALT LAKE CITY, UT 84106-2224
DOSS, WILLIAM & ALEXIA; JT	2634 S 900 E	SALT LAKE CITY, UT 84106-2224
EDWARDS, DAVID A & AUTUMN S; JT	824 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1733
EICHERS, RONALD J & LYNETTE M; TRS	2849 E 2850 S	SALT LAKE CITY, UT 84109-2025
ERESUMA, WILLIAM A	2731 S 900 E	SALT LAKE CITY, UT 84106-2229
FITZGERALD, TROY	862 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1733
FOWLER, ROBERT A & KAYLEEN H; JT	2646 S 900 E	SALT LAKE CITY, UT 84106-2224
FRANDSEN, KENT P	PO BOX 522161	SALT LAKE CITY, UT 84152-2161
GALUSHA, KATHI K & JIM F; TC	2641 S 800 E	SALT LAKE CITY, UT 84106-1730
GILL ENTERPRISES LLC	6428 S HEUGHS CANYON DR	HOLLADAY, UT 84121-6308
GRANITE BAKERY HOLDINGS LLC	902 E 2700 S	SALT LAKE CITY, UT 84106-2222
GREAT BASIN RENTALS LLC	4666 OXFO RD	BOUNTIFUL, UT 84010
GURNEY, TRENT G	922 E 2700 S	SALT LAKE CITY, UT 84106-2222
HARENBERG, ALAN G & ALAN J; TRS (AGH FMLY TR)	4625 S 2300 E	HOLLADAY, UT 84117-4528
HARRIS, SUSAN L	929 E FORESTVIEW AVE	SALT LAKE CITY, UT 84106-2227
HDH INVESTMENTS LLC	2215 W 1225 N	LAYTON, UT 84041
HENDRON, RICHARD A; TR	2645 S 800 E	SALT LAKE CITY, UT 84106-1730
HICKENLOOPER, DIRK & JENNIFER; JT	868 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1733
HOLBROOK, BRADY W & CINTHYA P; JT	12123 S BLUFF VIEW DR	SANDY, UT 84092-5922
HOLTON, PAUL R & KEYEON; TRS	2766 S 900 E	SALT LAKE CITY, UT 84106-2230
HOWARD, SHARON K; TR (SKH LIV TRUST)	923 E 2700 S	SALT LAKE CITY, UT 84106-2221
HOWELL, SCOTT N & LINDA S; JT	3686 E COVEPOINT DR	SALT LAKE CITY, UT 84109-3819
JAMISON, MITCHELL M & JOLENE H; JT	7143 HITCHING POST DR	PARK CITY, UT 84098-5328
JENNINGS, CHRISTOPHER J	905 E MARK AVE	SALT LAKE CITY, UT 84106-2219

JOHNSON, GARTH	1494 E 3045 S	SALT LAKE CITY, UT 84106-3414
JOHNSON, ROBERT S; TR (RSJ TRUST)	811 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1732
KEENE, MICHAEL & PENNINGTON, MARY J; JT	2719 S 900 E	SALT LAKE CITY, UT 84106-2229
KNOWLTON, JOHANNA R; TR (ACM&MM JT TRUST)	2760 S 900 E	SALT LAKE CITY, UT 84106-2230
LATTA, NICOLE S	840 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1733
LINAREZ, JOSE & KELLI; TRS	2752 S 900 E	SALT LAKE CITY, UT 84106-2230
MCKASY, MEAGHAN K	2618 S 900 E	SALT LAKE CITY, UT 84106-2224
MERRILL, ANDREA & DAVID P; JT	2725 S 800 E	SALT LAKE CITY, UT 84106-1748
MILLER, WILLIAM A & EPPLER, KATHRYN G; JT	2624 S 900 E	SALT LAKE CITY, UT 84106-2224
MOGZEC, NICHOLAS D & RAQUEL B; JT	822 E 2700 S	SALT LAKE CITY, UT 84106-1721
MYERS, SCOTT D	829 E 2700 S	SALT LAKE CITY, UT 84106-1720
NEERINGS, JACOB T	2722 S 900 E	SALT LAKE CITY, UT 84106-2230
ORULLIAN, TODD J & JULIANNE P; TRS	PO BOX 95691	SOUTH JORDAN, UT 84095-0691
RAPPAPORT, RICHARD A	4143 S PARKVIEW DR	SALT LAKE CITY, UT 84124-3436
RAWLINSON, JOSEPH E & ELAINE A; TRS	24101 LANCE PLACE	WEST HILLS, CA 91307-1252
REAGAN, WILLIAM K	1775 N 900 W	SALT LAKE CITY, UT 84116
Resident	840 E 2700 S	Salt Lake City, UT 84106-1721
Resident	842 E 2700 S	Salt Lake City, UT 84106-1721
Resident	844 E 2700 S	Salt Lake City, UT 84106-1721
Resident	830 E 2700 S	Salt Lake City, UT 84106-1721
Resident	2726 S SIERRA PARK CIR	Salt Lake City, UT 84106-1766
Resident	2728 S SIERRA PARK CIR	Salt Lake City, UT 84106-1766
Resident	2734 S SIERRA PARK CIR	Salt Lake City, UT 84106-1766
Resident	2736 S SIERRA PARK CIR	Salt Lake City, UT 84106-1766
Resident	820 E 2700 S	Salt Lake City, UT 84106
Resident	2657 S 800 E	Salt Lake City, UT 84106-1730
Resident	2659 S 800 E	Salt Lake City, UT 84106-1730
Resident	2661 S 800 E	Salt Lake City, UT 84106-1730
Resident	817 E 2700 S	Salt Lake City, UT 84106-1720
Resident	2635 S 800 E	Salt Lake City, UT 84106-1730
Resident	829 E 2700 S #1/2	Salt Lake City, UT 84106-1720
Resident	823 E 2700 S	Salt Lake City, UT 84106-1720
Resident	2607 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2609 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2611 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2615 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2617 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2619 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	851 E 2700 S	Salt Lake City, UT 84106-1763
Resident	857 E 2700 S #1	Salt Lake City, UT 84106-1755
Resident	857 E 2700 S #2	Salt Lake City, UT 84106-1755
Resident	857 E 2700 S #3	Salt Lake City, UT 84106-1755
Resident	857 E 2700 S #4	Salt Lake City, UT 84106-1755
Resident	865 E 2700 S	Salt Lake City, UT 84106-1763
Resident	869 E 2700 S	Salt Lake City, UT 84106
Resident	2635 S WINDSOR ST	Salt Lake City, UT 84106-1790
Resident	906 E MARK AVE	Salt Lake City, UT 84106-2220

Resident	909 E 2700 S	Salt Lake City, UT 84106-2221
Resident	2727 S SIERRA PARK CIR	Salt Lake City, UT 84106-1767
Resident	2729 S SIERRA PARK CIR	Salt Lake City, UT 84106-1767
Resident	2737 S SIERRA PARK CIR	Salt Lake City, UT 84106-1767
Resident	2745 S SIERRA PARK CIR	Salt Lake City, UT 84106-1767
Resident	2747 S SIERRA PARK CIR	Salt Lake City, UT 84106-1767
Resident	2755 S SIERRA PARK CIR	Salt Lake City, UT 84106-1767
Resident	2757 S SIERRA PARK CIR	Salt Lake City, UT 84106-1767
Resident	2736 S 900 E	Salt Lake City, UT 84106-2230
Resident	2738 S 900 E	Salt Lake City, UT 84106-2230
Resident	2746 S 900 E	Salt Lake City, UT 84106-2230
Resident	2751 S 900 E	Salt Lake City, UT 84106-2258
Resident	2727 S 900 E	Salt Lake City, UT 84106-2229
Resident	2737 S 900 E	Salt Lake City, UT 84106-2229
Resident	911 E FOREST VIEW AVE	Salt Lake City, UT 84106-2227
Resident	917 E FOREST VIEW AVE	Salt Lake City, UT 84106-2227
Resident	929 E FOREST VIEW AVE	Salt Lake City, UT 84106
Resident	868 E 2700 S	Salt Lake City, UT 84106-1721
Resident	2716 S 900 E	Salt Lake City, UT 84106-2230
Resident	812 E 2700 S	Salt Lake City, UT 84106
Resident	2606 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2608 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2610 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	2620 S WINDSOR CIR	Salt Lake City, UT 84106-1700
Resident	837 E 2700 S #1	Salt Lake City, UT 84106-1720
Resident	837 E 2700 S #2	Salt Lake City, UT 84106-1720
Resident	837 E 2700 S #3	Salt Lake City, UT 84106-1720
Resident	837 E 2700 S #4	Salt Lake City, UT 84106-1720
RICHARDSON, SAMUEL & CLARA; JT	2708 S 900 E #A	SALT LAKE CITY, UT 84106
RIKER, DELLA R	866 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1733
ROSENBERG, MICHAEL H	2652 S 900 E	SALT LAKE CITY, UT 84106-2224
RUNNEBOHM, CLAYTON	848 E 2700 S	SALT LAKE CITY, UT 84106-1721
RUPPERT, PETER	831 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1732
SALT LAKE CITY	PO BOX 145460	SALT LAKE CITY, UT 84114-5460
SHOWALTER, GARY & MARIANNE; JT	270 E MAIN	VERNAL, UT 84078
SIDDOWAY, RICHARD D & CASSANDRA K; JT	803 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1732
SNAIL CREEK HOLDINGS LLC	540 LOS ALTOS COURT	SANTA ROSA, CA 95403-1329
STRASSER ORGANIZATION INC	1935 S 900 E	SALT LAKE CITY, UT 84105-3246
TAYLOR, SHAYNE R & ALVAREZ, LINDA S; JT	2616 S WINDSOR CIR	SALT LAKE CITY, UT 84106-1700
THOMAS, LINDA S	1477 E SHERMAN AVE	SALT LAKE CITY, UT 84105-2619
THORPE, AMANDA	839 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1732
TROTTER, DOUGLAS L & LOUETTE O	11154 S ALTA HEIGHTS DR	SANDY, UT 84094-5475
VAN GORDER, ATHENA; TR NFC TRUST	860 E 2700 S	SALT LAKE CITY, UT 84106-1721
WADE, HELEN & JOICE, CHAD; JT	854 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1733
WAYMENT, SUZANNE	918 E MARK AVE	SALT LAKE CITY, UT 84106-2220
WILKINSON, GARY L	861 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1732
WINBURN, MICHELLE	824 E 2700 S	SALT LAKE CITY, UT 84106-1721
WOJCIECHOWSKI, JENNIFER L	2759 S 900 E	SALT LAKE CITY, UT 84106-2258
YOUNG, LEE ANN & DYKES, MERI; JT	853 E CLAYBOURNE AVE	SALT LAKE CITY, UT 84106-1732

YOUNG, NORMAN K	2620 S 900 E	SALT LAKE CITY, UT 84106-2224
ZIMA, KENNETH C & CHARISSE; TRS	10048 MAJESTIC CANYON RD	SANDY, UT 84092-4524
Salt Lake City Planning Lex Traugher	PO BOX 145480	Salt Lake City UT 84114
Salt Lake City Planning Michelle Poland	PO BOX 145480	Salt Lake City, UT 84114