



June 25, 2021

David and Barbara Harvath
1852 East 2700 South
Salt Lake City, UT 84106

RE: Record of Decision for Petitions PLNPCM2020-00826 (Planned Development) and PLNSUB2021-00111 (Preliminary Plat) at 1844 E. 2700 South and 1852 E. 2700 South

Dear Mr. and Mrs. Harvath:

On June 9, 2021 the Salt Lake City Planning Commission granted Planned Development and Preliminary Plat approval for the property located at approximately 1844 E. 2700 South and 1852 E. 2700 South in Salt Lake City.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

Project Description

The Planning Commission reviewed and approved the following project:

Planned Development & Preliminary Plat at approximately 1844 & 1852 East 2700 South – David and Barbara Harvath, property owners, are requesting Planned Development and Preliminary Plat approval to subdivide two lots at 1844 E 2700 S and 1852 E 2700 S and create a third lot in the rear portion of 1852 E 2700 S. The newly created lot would be created to facilitate a new single-family residence. The request would result in three lots that do not meet minimum lot width requirements but would meet the minimum lot size as required in the R-1/12,000 Single-Family Residential zoning district. The project is located in the R-1/12,000 (Single-Family Residential District) within Council District 7, represented by Amy Fowler.

a. Planned Development: The R-1/12,000 zoning district requires a minimum lot width of 80 feet. The proposed lot width for the lot located at 1844 E 2700 S would be 67.3 feet wide, the proposed lot width for the lot located at 1852 E 2700 S would be 68.7 feet wide and the proposed lot width for the newly created lot would be 24 feet wide. Planned Development approval is required due to the requested modified lot width for the new and existing lots. Case number PLNPCM2020-00826

b. Preliminary Plat - The proposal requires preliminary subdivision approval to modify the existing two lots to create an additional lot, three in total. This is normally an administrative process that can be approved by Planning staff, but because the application is tied to the Planned Development, the subdivision is being taken to the Planning Commission for joint approval. Case number PLNSUB2021-00111

Conditions of Approval

The following conditions were applied to the approval of the proposal:

1. The structure on Lot 3 shall have quality primary exterior building materials such as brick and stone and accent materials such as Hardie board siding and stucco.
2. The structure on Lot 3 shall be subject to the requirements of 21A.24.010.I Front Façade Controls.
3. The mature fruit trees on Lot 3 are to be preserved.
4. Applicant must provide a disclosure of private infrastructure costs for the shared driveway as required in 21A.55.110. An easement shall be dedicated along the driveway providing perpetual access to all three parcels.
5. The applicant shall comply with all required department comments and conditions.

Review Process Standards and Findings of Fact

The Planning Commission made specific findings related to the standards of review for Planned Developments and Preliminary Plats as stated in Chapter 21A.55 and Chapter 20.16 of the City Code. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information are available online here: <https://www.slc.gov/planning/planning-commission-agendas-minutes/>.

Modifications to the Approved Plans

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. The plan approved by the Planning Commission constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the Planned Development process. Modifications to the plan requires an application to the Planning Division and the Planning Director can only approve narrowly defined minor modifications as listed in 21A.55.100B of the Zoning Ordinance. Any modification not listed as a minor modification requires approval by the Planning Commission.

Time Limit on Approval

No planned development approval shall be valid for a period longer than **one year** from the date of approval unless a building permit is issued or a complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year may be granted by the Planning Commission. Extension requests must be submitted in writing prior to the expiration of the planned development approval.

An application for final plat must be submitted within 18 months of preliminary plat approval and the final plat must be recorded within 24 months of preliminary approval. If either of these conditions are not met, the preliminary plat approval is void.

10-Day Appeal Process

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, would have been required to be submitted by the close of business on June 21, 2021.

The summary of action for the Planning Commission meeting is located on the Planning Division's website at: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

If you have any questions, please contact me at (385) 226-6479 or john.anderson@slcgov.com.

Sincerely,

A handwritten signature in cursive script that reads "John Anderson".

John Anderson
Planning Manager

cc: File