



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: January 25, 2023
Re: PLNPCM2021-00974 & PLNSUB2021-00975
TAG SLC Twin Home Planned Development – 2148 South 2060 East

Planned Development

PROPERTY ADDRESS: 2148 South 2060 East

PARCEL ID: [16-22-105-023-0000](#)

MASTER PLAN: [Sugar House](#)

ZONING DISTRICT: [SR-1 Special Development Pattern Residential](#)

REQUEST:

Jordan Atkin of TAG SLC, LLC, the property owner, has requested Planned Development approval to subdivide the property at approximately 2148 South 2060 East in order to split the existing duplex into two owner-occupied units. Specifically, the applicant has requested approval to place each half of the duplex on their own lot that would share the remainder of the property as a “Common Area.” No new site development has been proposed with this request. In the SR-1 Special Development Pattern Residential Zoning District, where the property is located, subdividing property in this way requires Planned Development approval. The proposed project is subject to the following petitions:

Planned Development (PLNPCM2021-00974): The proposal is required to obtain Planned Development approval because the proposed lot configurations do not comply with the relevant development standards

Preliminary Subdivision (PLNSUB2021-00975): The details of the Subdivision petition are concurrent with the Planned Development petition. Approval can only be granted if the Planned Development is also approved.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff’s opinion that the request generally meets the applicable standards for Planned Development approval and therefore recommends that the Planning Commission approve the request with the following conditions:

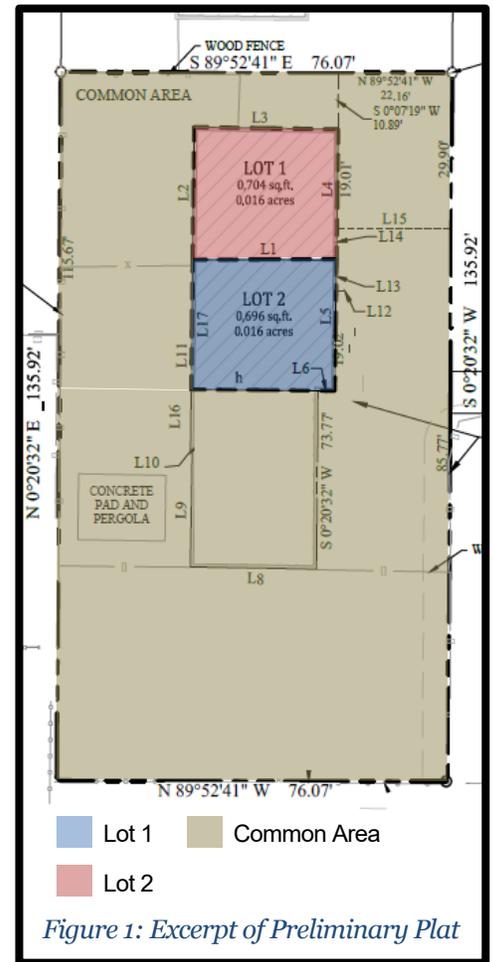
- Submittal of a building permit to bring the structure into compliance with relevant building codes for a shared party wall across a property line.
- A final plat is recorded before issuance of building occupancy.
- Final review of the Planned Development standard 21A.55.050.C.5 (Lighting) is delegated to Planning staff during building permit review.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Submitted Materials](#)
- C. [Property and Vicinity Photos](#)
- D. [Development Standards Review](#)
 - [Zoning Standards](#)
 - [Subdivision Design Standards](#)
- E. [Subdivision Standards](#)
- F. [Planned Development Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION

This is a proposal to divide an existing duplex (two units within a building on a single lot) that currently sits at approximately 2148 South 2060 East into a twin home (two units separated by a party wall on separate lots) where the two existing units would each sit on their own lot. No significant site development has been proposed with this request, nor would it be required. Due to the configuration of the subject property, the location of the duplex on the lot, and the location of the shared carport, more than simply splitting the property in half is needed. The proposal developed by the applicant makes the division possible by creating two new lots and a shared “common area.” The boundaries of each lot would follow the exterior walls of the existing duplex, meeting at the party wall (see *figure 1*). The configuration as proposed requires Planned Development approval from the Planning Commission.



As proposed, the lot configuration does not comply with several zoning and subdivision regulations, including building setbacks, lot width, lot size, building coverage, and proximity to a public street (see [Attachment D](#)). However, the site’s impact on adjacent properties would not change were it approved. Unlike many other Planned Development petitions that have been brought before the Planning Commission that request modifications to specific standards within the zoning or subdivision ordinances, this proposal is a request for approval of a specific property configuration that would allow the individual dwelling units to be sold to separate owners.

Duplexes versus Twin Homes

The zoning regulations make a notable distinction between duplexes (or two-family dwellings) and Twin Homes. [Two-family dwellings](#) (which includes duplexes) are defined as “a detached building containing two dwelling units on a single lot. [Twin homes](#), on the other hand, are buildings that contain two dwellings separated by a party wall that are located on their own lots. The definitions are listed below:

DWELLING, TWO-FAMILY: A detached building containing two (2) dwelling units on a single lot.

DWELLING, TWIN HOME AND TWO-FAMILY: A building containing one dwelling separated from one other dwelling by a vertical party wall. Such a dwelling shall be located on its own individual lot.

Current Conditions

The ~10,260-square-foot property is located within the SR-1 Special Development Pattern Residential Zoning District and is classified as Low Density Residential by the Sugar House Master Plan. As described earlier in this report, the subject property is occupied by a duplex with a shared carport on the south side of the building. The carport would continue to be shared if the proposal is approved. A preliminary review by the Building Services

Division indicated that the building's party wall would need to be upgraded to meet relevant fire codes before occupancy of the proposed lot configuration (see [Key Consideration 2](#)).

Landscaping on the site is consistent with what is typically found in a residential neighborhood of this nature. All existing site improvements, including the landscaping, driveway, and wooden fence, are proposed to remain if approval is granted.

Neighborhood Character

The subject property sits at the dead end of 2060 east, which is lined with two-family dwellings on either side. Of the six sets of two-family houses, only one currently functions as a twin home (as defined in the zoning ordinance), where ownership of each unit has been separated. To the immediate northeast is the intersection of 2100 South and 2100 East, a commercial node where new development is starting to take shape. Outside the 21st and 21st commercial node and a church to the west, most of the surrounding development consists of single-family houses within the R-1/7,000 & R-1/12,000 zoning districts—leaving the properties on 2060 East to function as a transition area between the single-family and mixed-use development patterns.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: Planned Development & Preliminary Subdivision

The applicant has requested Planned Development approval for the proposed lot configuration (included in [Attachment B](#)). The proposal must meet the Planned Development standards found in section [21A.55.050](#) of the zoning ordinance (An analysis of these standards can be found in [Attachment F](#)).

Preliminary Subdivision approval is also required for this request. The proposal has been reviewed against the standards for Preliminary Subdivision standards found in section [20.16.100](#) (see [Attachment E](#)) well as the design standards found in [20.12](#) (see [Attachment D](#)).

KEY CONSIDERATIONS

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

1. Master Plan Compatibility
2. Building Code Requirements
3. Review for Zoning Compliance

Consideration 1 – Master Plan Compatibility

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

- [Growing SLC – Citywide Housing Plan \(2018-2022\)](#)
- [Plan Salt Lake \(2015\)](#)
- [Sugar House Master Plan \(2005\)](#)

Note: The [21st and 21st Neighborhood Plan \(2017\)](#) only applies to the mixed-use core, not to the surrounding residential neighborhoods, and therefore is not relevant to this proposal.

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

Growing SLC- Citywide Housing Plan (2018-2022)

Objective 1.1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.
 - 1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures while minimizing neighborhood impacts.

The planned development process is a zoning tool that provides flexibility for projects that are typically not permitted through strict application of the zoning code. The proposed lot configuration is utilizing this process so that the two units of the duplex (currently only available to renters) would be available as owner-occupied units. Because of how the structure and required parking are situated on the lot, a typical division of the property through strict application of the ordinance is not possible.

Objective 2.6: Increase homeownership opportunities.

- Salt Lake City has become an increasingly difficult market in which to purchase a home, quickly becoming out of reach for anyone making less than area median income

In many neighborhoods across the city, the only opportunities for homeownership are single-family houses. Increasingly, these units have become unattainable for individuals and families who are either considering buying a house for the first time or not earning above the area median income. Converting this duplex into a twin home, where ownership of each unit is separated, would provide units that sell at a price lower than most of what may be available within the immediate vicinity. This is especially beneficial in a neighborhood like the east side of Sugar House, where the median sale price of a house is higher than the City’s average (see the Housing Market Update found at the end of the Housing Plan).

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

Neighborhoods:

- Maintain Neighborhood Stability and Character.
- Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change.

While this proposal may change the property’s lot line configuration, it will not change the visible characteristics or neighborhood impact. The property will continue to contain two dwellings, and no site features will be changed because of this proposal. The most significant change will be ownership of the units. While the city (at least in this case) cannot control whether a dwelling is owner- or renter-occupied, this proposal will at least provide the opportunity for homeownership.

Housing the size of the two units on the property (roughly 1400 square feet) often function as “step-down” housing, or housing where families and individuals who may be aging (or going through some other form of life transition) can move to as their need for extra space decreases. A mix of the size of units for sale within a neighborhood can help maintain necessary social capital for the transitioning individuals and the community.

Housing:

- Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium-density housing types and options.
- Encourage housing options that accommodate aging in place.

The subject property is located within an island of two-family dwellings surrounded by a well-established single-family neighborhood. Most of these two-family dwellings are only available for rent. As discussed earlier in this report, the conversion to separately owned units will expand homeownership opportunities within the east side of Sugar House and the vicinity of the 21st and 21st commercial node. Opportunities for ownership at this density are uncommon in this neighborhood. Expanding options is important in all parts of the city, and this proposal is a small but beneficial step for this neighborhood.

Sugar House Master Plan (2005)

Relevant Policies and Implementation Strategies:

- *Maintain the unique character of older, predominantly low-density neighborhoods.*
- *Encourage a variety of densities while ensuring the design of these projects is compatible with surrounding residential structures.*

While the Sugar House Master Plan does not speak specifically about lot configuration modifications like this proposal, several themes are still relevant to this proposal. The master plan consistently promotes homeownership and expanded housing options that do not negatively impact the community’s existing character. While it may simply be a modification of existing housing stock, this proposal still fulfills the above-listed policies and implementation strategies. This proposal would add two new opportunities for owner-occupied dwellings at a size (and, by extension, price point) less common in this part of the city. The proposed modifications would not change the character of the property or its impact on the surrounding neighborhood.

Consideration 2 – Building Code Requirements

Planning staff routed this proposal to the Building Services Division for insight into building code requirements for properties separated by a party wall on a property line. Planning staff received the following comments (which can also be found in [Attachment H](#)) and forwarded them to the applicant, who is aware of the requirements and is ready to

make the changes if this Planned Development request is approved. Staff recommends a condition of approval requiring the applicant to submit a building permit application to meet the requirements listed below.

From a building code perspective, this constitutes a change to a townhome from a two-family dwelling. This can be reviewed under the IRC and will not need fire sprinklers as the proposal is currently understood. The existing wall type and construction will need to be investigated by the applicant, contractor, and/or architect and submitted to our department for review at the time of the permit application. Separate meters will be required for both electrical and natural gas for townhomes. There are a number of fire separation and structural differences in the IRC between townhomes and two-family dwellings, with townhomes being the more strict of the two. The following summarizes the main points of IRC R302.2 Townhomes and R302.3 Two-family Dwellings:

- *Townhomes require a 2-hour fire-resistance rating between units. Two-family dwellings only require a one-hour fire-resistance rating between units.*
- *Townhomes require the separation wall to continue from the foundation to the underside of the roof sheathing, with no exceptions. Two-family dwellings also require the separation wall to continue to the underside of the roof sheathing but can stop at the ceiling if the ceiling is 5/8 inch type x gypsum board and the attic spaces are separated by a draft stop of a minimum 1/2 inch gypsum board.*
- *Townhomes require a minimum 30-inch-high parapet wall between the units unless the underside of the roof sheathing is protected with 5/8 inch type x gypsum board and there are no openings or penetrations within 4 feet of the separation wall on either side. Parapets are not required for two-family dwellings.*
- *Townhomes are required to be structurally independent from the foundation to the roof unless the separation wall has no plumbing or mechanical equipment, ducts, or vents within the wall. Two-family dwellings are not required to be structurally independent.*

Consideration 3 – Review for Zoning Compliance

While reviewing this proposal, staff determined, due to the nature of the proposal, that details could be missed if they or the applicant attempted to list every zoning and subdivision standard that would need to be modified. Instead, staff analyzed zoning conformance for the project as a single site. The impact of the proposed configuration on adjacent property would be no different from a duplex on a single lot. Instead of a request for modifications to zoning and subdivision regulations, this request is for approval of a proposed site plan and lot line configuration. For additional details, please see staff's review of zoning and subdivision standards in [Attachment D](#).

STAFF RECOMMENDATION

Overall, TAG SLC's proposed twin home planned development meets the intent of the underlying SR-1 zoning district (as outlined in [Attachment D](#)), the general zoning requirements (when reviewed as a single site), and generally meets the standards required for Planned Development approval (as discussed in [Attachment F](#)) and Preliminary Subdivision approval (as discussed in [Attachment E](#)). The proposal meets the intent of relevant adopted plans and would not negatively impact the surrounding community or immediate vicinity. The applicant has made efforts to provide new opportunities for homeownership in a neighborhood with limited options at this scale.

NEXT STEPS

Planned Development & Preliminary Subdivision Approval

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

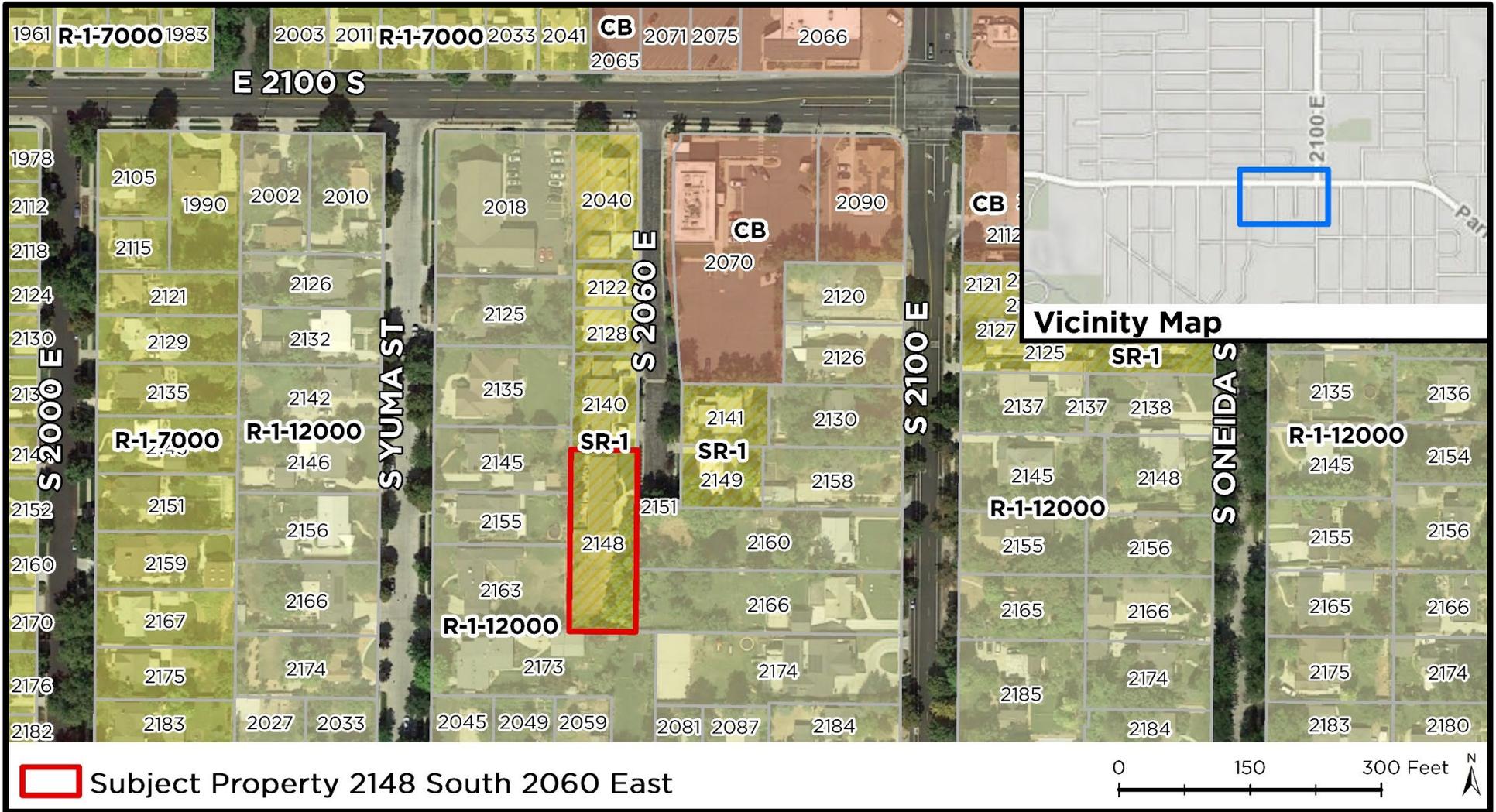
Planned Development & Preliminary Subdivision Tabled/Continued

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

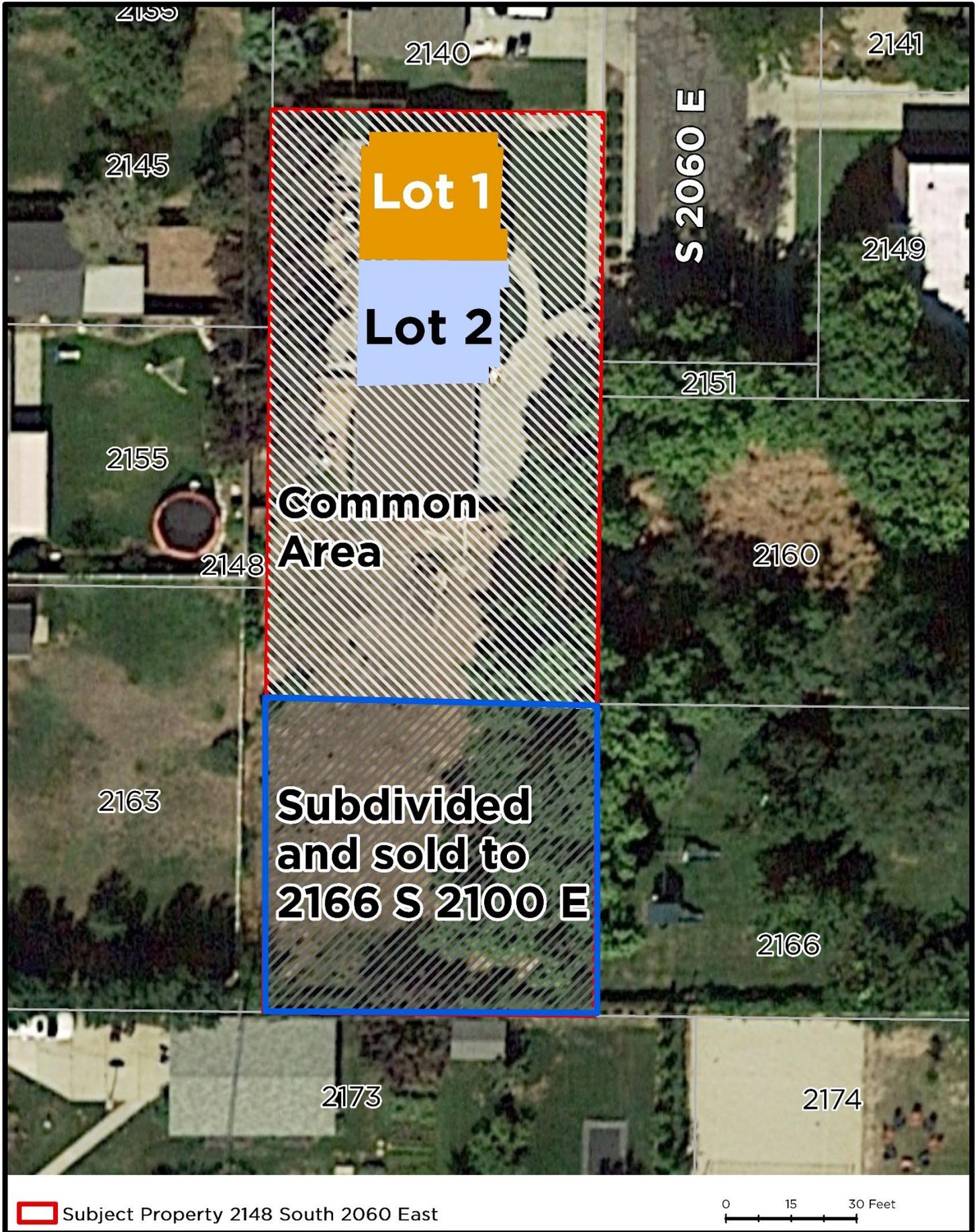
Planned Development & Preliminary Subdivision Denial

If the Planning Commission denies the Planned Development application, the applicant will not be able to proceed with the proposed lot configuration.

ATTACHMENT A: Vicinity Map



Proposed Lot Configuration



 Subject Property 2148 South 2060 East

0 15 30 Feet

ATTACHMENT B: Submitted Materials

Planned Development Application –2148 S 2060 E, Salt Lake City, UT 84107

1. Project Description

2148 S 2060 E is duplex zoned SR-1 with a lot totaling 10,339 square feet. This proposal would see the subdivision of the lot in order to encourage homeownership by making the duplex into a twin home. The first lot will contain the Northern unit, the second lot will contain the Southern unit and the remainder will be limited common area to provide additional yard space and parking/storage space. The Northern and Southern Parcel will each have less than the 4,000 square feet required in the SR-1 zone, but the Planned Development will have over 2,000 square feet in excess of the amount of space that is required for twin home dwellings in the SR-1 zone. The existing conditions on the property are triggering the need for the planned development.

We are seeking relief from:

Lot size (without a density increase)

Lot frontage (existing conditions to remain)

By allowing for the proposed lots to move forward as a Planned Development the city would accomplish goals outlined in the following city documents:

Plan Salt Lake

Building SLC: A 5 Year Housing Plan

Sugar House Community Master Plan

2. Planned Development Information

a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development Ordinance:

The proposed planned development meets the purpose and objectives of planned developments outlined in the city code 21A.55.010. Specifically, in subsections C and F the ordinance specifies that planned developments should align with city housing goals/policies as well as master plan documents. The proposed development does both.

City code 21A.55.010 subsection C, addresses ways in which a project can align with housing policies including by encouraging affordability and offering housing types not common in the area. The area surrounding the proposed Planned Development has several duplexes, but by allowing for the creation of twin homes, the Planned Development will encourage an ownership option that is not currently present. These units will also be easier to finance and more attainable for buyers as twin homes when contrasted with some of the condo options in the wider neighborhood.

City code 21A.55.010 subsection F, addresses ways in which a project can help implement an adopted master plan. The proposed project although modest in its size does assist in the implementation of several city plans, including Plan Salt Lake, Building SLC: A Five Year Housing Plan and the Sugar House Community Master Plan.

Plan Salt Lake outlines initiatives that apply to the proposed Planned Development including Neighborhood Initiatives 1 and 3 as well as Growth Initiative 2. These Initiatives call for maintaining neighborhood stability, creating a safe and convenient place for people to live and encouraging a mix of land uses. The differences between a duplex and a twin home may seem subtle, but in terms of the goals outlined in Plan Salt Lake, a twin home will encourage ownership which will improve stability and better create a safe and convenient place for people to live. Twin homes are not typical in the area and by facilitating this alternate land use,

Planning will make financing and therefore ownership of housing more accessible for future occupants of the property.

Growing SLC: A 5 Year Housing Plan provides strong support for the proposed Planned Development within Goal 1 Objective 1 which calls for the modification of land use and zoning regulations to meet affordability. The Planned Development involves a relatively minor modification to the requirements of the SR-1 zone and will facilitate more attainable housing options in the Sugar House neighborhood, especially for folks who are priced out of detached single-family housing. Additionally, Goal 1.1.2 calls for the development of infill ordinances that increase housing options and allow additional units within existing structures while minimizing impacts on surrounding properties. The Planned Development will not have a material impact on surrounding properties and while not increasing the overall number of units, it will increase the number of fee simple units in line with the spirit of Growing SLC.

The Sugar House Master Plan supports the Planned Development in the Residential Land Use section where it calls for a “diversity of housing types, sizes and prices” to be provided within the community. Additionally, the parcel is indicated as low-density residential on the Future Land Uses Map, 2 units on over 10,000 square feet equals roughly 8.5 dwelling units per acre, in line with this designation. Finally, given that this Planned Development will reuse an existing structure, it complies with provisions of the Master Plan on Planned Developments that call for the compatibility and integration of Planned Developments with the surrounding neighborhood and will do so while increasing the accessibility of housing.

b. Demonstrate how your project meets the standards for planned developments as stated in 21A.55.050 of the Planned Development Ordinance:

- a. Planned Development Objective: As outlined above the proposed planned development accomplishes objectives described in 21A.55.010 subsections C and F. A variance to zoning regulations is needed for this planned development because the lots for the twin homes will have a shared yard space of over 10,300 square feet. While this amount of space is sufficient to achieve the requirements of the code, the orientation of the duplex is such that if the lot split were to occur at the dividing wall, the lots would not meet minimum requirements. Thus, we are proposing the common yard for the twin home. The intent statement of the SR-1 zone states that its purpose “is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood.”. The proposed variance also complies with the purpose statement provided in 21A.55.010 by encouraging a more efficient use of the land while maintaining an existing structure.
- b. Master Plan Compatibility: The proposed planned development is compatible with the policies of following city plans 1.) Plan Salt Lake 2.) Growing SLC: A 5 Year Housing Plan 3.) The Sugar House Community Master Plan. The proposed project provides the opportunity to better utilize an existing structure to promote home ownership without exceeding the density requirements of the zone.
- c. Design and Compatibility: The Planned Development proposes to create a twin home from an existing duplex. The structure was built at a similar time as the rest of the neighborhood and generally fits the style and scale of the area.

- d. Landscaping: We expect that mature trees on the property will be maintained. We do not anticipate the destruction of any mature vegetation during our project.
- e. Mobility: The existing duplex features a shared driveway for 2 units, this arrangement will continue, and the Planned Development will not require additional curb cuts. On-site parking for the twin home will be provided in the common area shared by the two sides. The twin home is in a location with ample access to public transit including stops for the 21 and 223 bus. Given its modest size, we do not anticipate that this project will have a major impact on the operation of emergency vehicles or significantly increase traffic on surrounding rights-of-way.
- f. Existing Site Features: The project will preserve an existing duplex already on the property. We do not anticipate that the planned development will significantly impact the natural or built environment.
- g. Utilities: Existing utilities should continue to provide for the needs of the twin home. We expect that these alterations will not affect the surrounding area including adjacent properties.

c. Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance:

A HOA will be established outlining the responsibilities of each party involved.

It is anticipated that each owner would be responsible for the maintenance of their unit while common areas will be managed by the HOA.

ATTACHMENT C: Property and Vicinity Photos



Subject Property from Northeast



Subject Property from Southeast



Carpport that will be shared by occupants

ATTACHMENT D: Development Standards Review

Due to the nature of this proposal, it is clear that the two proposed lots within the project area do not comply with many zoning and subdivision requirements. With this in mind, staff has reviewed the entire site against the zoning regulations instead of the individual lots. Approval of this request by the Planning Commission would be for the submitted lot configuration rather than to waive specific zoning or subdivision standards.

Zoning Standards

21A.24.080: SR-1 and SR-1A Special Development Pattern Residential District

purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Requirement	Standard	Proposed	Compliance
Land Use	Residential and other accessory uses	Residential	Complies
Min Lot Area	4,000 square feet per unit for twin home dwellings	While the two lots containing dwelling units are smaller than 4,000 square feet. The site's overall size is approximately 10,260 square feet, which allows the current and proposed density of the property.	PD approval required
Min Lot Width	25 feet per unit for twin homes	While neither of the two proposed interior lots are wider than 20 feet, the project site has a lot width of 136 feet.	PD approval required
Max Building Height	28 feet for pitched-roof buildings	The building is existing, but existing data shows approximately 25 feet	Complies
Front Setback	Equal to the average setback of the block face or 20 feet	There are no proposed setbacks within the two proposed interior lots. However, the existing building is set back ~18 feet from the front property line and aligns with the other structures on the block face.	PD approval required
Side Setback	Zero feet along adjacent unit side 10 feet on the other side	There are no proposed setbacks within the two proposed interior lots. However, the existing building is sufficiently set back from both interior side lot lines.	PD approval required
Rear Setback	25% of the lot depth, but not less than 15 feet and no more than 30 feet	There are no proposed setbacks within the two proposed interior lots. However, the existing building is set back approximately 25 feet from the rear lot line.	PD approval required
Building Coverage	40% for all buildings (principal or accessory)	Both proposed interior lots are 100% covered by structures. However, the existing duplex and all accessory structures cover approximately 31% of the site.	PD approval required
Parking & Access	Two space per unit	The existing driveway and attached carport will serve as parking for the proposal. There is ample space for two tandem spaces per unit. Parking will be located within the shared "common area."	Complies
Landscaping	Required yards must be landscaped, excluding driveways and sidewalks	Landscaping already exists on the site, and no modifications are proposed as part of this request.	N/A

Subdivision Design Standards

20.12 Subdivision Design Standards Checklist

Standard	Staff Review	Compliance
<p>20.12.010 General Regulations and Standards: Except where modified by the planning commission or its designee, all subdivision of land within Salt Lake City shall comply and conform with the design standards and requirements as set forth and as referred to in this section, as follows:</p>		
<p>A. Supervision: All subdivision development work performed under this section will be allowed only when said work is performed under the supervision of the city engineer, transportation director and/or public utilities director in accordance with the approved subdivision plan, and said work is secured by a performance guarantee bond or other security device acceptable to the city attorney and mayor.</p>	<p>The proposed preliminary plat has been completed and stamped by a licensed engineer.</p>	<p>Finding: Complies</p>
<p>B. Preservation Of Natural Features: Trees, native ground cover, natural watercourses, and topography shall be preserved when possible, and the subdivision shall be so designed as to prevent excessive grading and scarring of the landscape in conformance with this title.</p>	<p>No site improvements are proposed with this preliminary plat.</p>	<p>Finding: Complies</p>
<p>C. Hazardous Areas To Be Fenced: All areas of the subdivision or features adjacent to the subdivision, which present a potential threat to the public safety shall be fenced with a six foot (6') nonclimbable fence or acceptable alternative, as required by the planning commission or its designee. Such hazardous areas may include, but are not limited to, rivers and streams, canals, cliffs, ravines, railroad rights of way, and steep slopes. Required fencing shall be constructed and included as part of the subdivision improvements and shall be bonded.</p>	<p>No hazardous areas have been identified on the site.</p>	<p>Finding: Not Applicable</p>
<p>D. Buildable Lots: All subdivisions shall result in the creation of lots which are developable and capable of being built upon, unless a different purpose for the lot is clearly intended and approved by the planning commission or its designee. No subdivision shall create lots, and no building permit shall be issued for any lots which would make improvements and services impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions.</p>	<p>The two proposed lots are smaller than permitted by the underlying zoning district. However, they both contain part of the existing building and would be buildable if the proposal is approved.</p>	<p>Finding: PD approval required</p>
<p>E. Access To Public Streets:</p>		
<p>1. All lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by this title, unless a private street or modified standards are approved by the planning commission as part of a planned development. Private streets shall not be permitted unless the planning commission finds that the most logical development of land requires that lots be created which are served by a private street or other means of access.</p>	<p>The two interior lots would have access to 2060 east through the shared "common area."</p>	<p>Finding: Complies</p>

<p>2. As part of the application for any subdivision proposing private streets, the subdivider shall provide for review by the city engineer the following:</p>	<p>No private streets proposed.</p>	<p>Finding: Not Applicable</p>
<p>a. A street development plan showing the alignment, width, grades, design, and material specifications; the topography and means of access to each lot; drainage; and, utility easements for servicing the lots served by such private street.</p>	<p>No new streets are proposed.</p>	<p>Finding: Not Applicable</p>
<p>b. A plan providing for future ownership and maintenance of said street together with payment of taxes and other liability thereon.</p>	<p>No new streets are proposed</p>	<p>Finding: Not Applicable</p>
<p>3. After review and favorable recommendation by the city engineer, the planning commission may include such approved street plans as part of its recommendations to the mayor. Construction of the private street or access shall be completed prior to occupancy of any building on lots served by a private street. However, if finished grading has been completed and stabilized to the city engineer's satisfaction, the subdivider may post a cash bond equal to the cost of completing the street, as determined by the city engineer, in a form approved by the city attorney to assure the earliest possible completion of said street. The bond may be posted if, and only if, the street is stabilized and made passable until such time as the completion of the street can be accomplished.</p>	<p>No private or public streets are proposed.</p>	<p>Finding: Not Applicable</p>
<p>F. Landscaping</p>		
<p>1. A landscaped area shall be required in all residential subdivisions and may be required in nonresidential subdivisions. Said landscaping shall be located either within the nonpaved portion of the street right of way, or within a dedicated landscaping easement, not less than five feet (5') wide, adjacent to the street. The location of the landscaping shall be specified by the planning commission or its designee. The type of landscaping and street trees shall be selected, installed, and maintained in accordance with standard specifications prepared by Salt Lake City.</p>	<p>There is an existing parkstrip with landscaping between the street and the subject site.</p>	<p>Finding: Complies</p>
<p>2. Whenever, in the opinion of the planning commission or its designee, the cuts and fills created by the subdivision are of sufficient size or visibility to demand special treatment, the subdivider shall be required to landscape such areas with suitable permanent plant materials and to provide for their maintenance.</p>	<p>There are no changes in topography proposed as part of this request.</p>	<p>Finding: Not Applicable</p>
<p>G. Utilities and Easements:</p>		
<p>1. All utilities shall be provided through underground services.</p>	<p>All new utilities are proposed to be underground.</p>	<p>Finding: Complies</p>

<p>2. Easements for utility and drainage purposes shall be provided within the subdivision as required by the planning commission or its designee. However, in no event shall such easement be less than five feet (5') in width when proposed along the front lot line.</p>	<p>As requested by Public Utilities, the proposed common area will function as an easement for all necessary utilities.</p>	<p>Finding: Complies</p>
<p>H. Watercourses: The subdivider shall dedicate a right of way for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream, creek, or floodplain that enters or traverses the subdivision.</p>	<p>As requested by Public Utilities, the proposed common area will be subject to shared drainage on the lot.</p>	<p>Finding: Complies</p>
<p>I. Block Design:</p>		
<p>1. Blocks shall normally have sufficient width for an ultimate layout of two (2) tiers of lots of the size required by the provisions of the zoning and subdivision ordinances of Salt Lake City.</p>	<p>No new blocks are proposed as part of this request.</p>	<p>Finding: Complies</p>
<p>2. Blocks shall not exceed the following perimeter measurements: Two thousand four hundred (2,400) linear feet for zoning districts with minimum lot sizes that range from no minimum up to and including ten thousand (10,000) square feet, and; three thousand (3,000) linear feet for zoning districts with a minimum lot size greater than ten thousand (10,000) square feet.</p>	<p>No new blocks are proposed as part of this request.</p>	<p>Finding: Complies</p>
<p>J. Reservation Of Land For Park And Recreation Purposes: Pursuant to the recreation or parks elements, plans or standards set forth in the master plan, as a condition of final subdivision approval the subdivider shall be required to reserve land for park and recreation purposes according to the following standards:</p>		
<p>1. For subdivisions of twenty five (25) lots or more, including contiguous land owned or controlled by subdivider or landowner, the subdivider shall reserve land for two (2) years for public purchase at a minimum ratio of one-fourth ($\frac{1}{4}$) acre of land per twenty five (25) lots in the subdivision or five percent (5%) of the total area in the subdivision, whichever is greater.</p>	<p>This proposal includes fewer than 25 lots.</p>	<p>Finding: Not Applicable</p>
<p>2. All land to be reserved for park or recreational purposes shall be found to be suitable by the planning commission or its designee and the public services department as to location, parcel size, and topography for the park and recreation purpose for which it is indicated in the master plan, or as determined by the planning commission or its designee. Such purpose may include active recreation facilities such as playgrounds, play fields, pedestrian or bicycle paths, or open space areas of particular natural beauty, including canyons, hilltops, and wooded areas to be developed or left in their natural state.</p>	<p>No land is required to be reserved as park space.</p>	<p>Finding: Not Applicable</p>

<p>3. At the time of approval of the final subdivision plat, the city may specify when development of a park or recreation facility is scheduled to begin.</p>	<p>Not applicable</p>	<p>Finding: Not Applicable</p>
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K. Connectivity:

1. Public Accessways:

<p>a. The city shall require within the development site the improvement of accessways for pedestrian and bicyclist use to connect the development site to adjacent cul-de-sacs or to an adjacent site that is undeveloped, publicly owned, or developed with an accessway that connects to the subject site.</p>	<p>No public accessway will be required as part of this proposal.</p>	<p>Finding: Not Applicable</p>
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2. Street Connectivity Standards:

<p>a. The proposed subdivision shall include street connections to any streets that abut, are adjacent to, or terminate at the subdivision site. The proposed development shall also include street connections in the direction of all existing or planned streets adjacent to the development site as determined by the planning director.</p>	<p>No new streets are proposed as part of this request.</p>	<p>Finding: Not Applicable</p>
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<p>b. The proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site or that is separated from the development site by a drainage channel, transmission easement, survey gap, or similar property condition. The streets shall be in locations that will enable adjoining properties to connect to the proposed development's street system.</p>	<p>No new streets are proposed as part of this request.</p>	<p>Finding: Not Applicable</p>
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3. Cul-De-Sacs:

<p>a. Except for streets that are less than one hundred fifty feet (150') long all streets that terminate shall be designed as a cul-de-sac bulb or other design acceptable to the transportation director in order to provide an emergency vehicle turnaround.</p>	<p>This proposal is not creating any new cul-de-sacs.</p>	<p>Finding: Not Applicable</p>
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<p>b. Public accessways to provide safe circulation for pedestrians, bicyclists and emergency vehicles shall be required from a cul-de-sac or emergency vehicle turnaround, unless the subdivider adequately demonstrates that a connection cannot be made because of the existence of one or more of the following conditions:</p> <p>(1) Physical conditions preclude development of the connecting street. Such conditions may include, but are not limited to, topography or likely impact to natural resource areas such as wetlands, ponds, streams,</p>	<p>This proposal is not creating any new cul-de-sacs</p>	<p>Finding: Not Applicable</p>
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<p>channels, rivers, lakes or upland wildlife habitat area, or a resource on the national wetland inventory or under protection by state or federal law.</p> <p>(2) Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment.</p>		
<p>20.12.020 Lot Design Standards: The size, shape and orientation of lots in a subdivision shall be appropriate to the location of the proposed subdivision and to the type of development contemplated. The following principles and standards shall be observed</p>		
<p>A. Minimum Area; Size: The minimum area and dimensions of all lots shall conform to the requirements of the zoning ordinances of Salt Lake City for the zoning district in which the subdivision is located.</p>	<p>The proposed lot configuration is permitted if approved by the Planning Commission.</p>	<p>Finding: PD approval required</p>
<p>B. Side Lot Lines: The side lines of all lots, so far as possible, shall be designed to be at right angles to the street which the lot faces, or approximately radial to the center of curvatures, if such street is curved. Side lines of lots shall be designed to be approximately radial to the center of curvature of a cul-de-sac on which the lot faces.</p>	<p>All proposed lot lines are designed at right angles.</p>	<p>Finding: Complies</p>
<p>C. Width: The minimum lot width shall conform to the requirements of the zoning district in which the proposed subdivision is located.</p>	<p>While neither of the two proposed interior lots are wider than 20 feet, the project site has a lot width of 136 feet.</p>	<p>Finding: PD approval required</p>
<p>D. Corner Lots: Corner lots have more than one side which must maintain required front yard setbacks, and therefore shall be platted wider than interior lots in order to permit conformance with the required street setback requirements of the zoning ordinance.</p>	<p>No corner lots are proposed.</p>	<p>Finding: Not Applicable</p>
<p>E. Remnants: No remnants of property shall be left in the subdivision which do not conform to the lot requirements or are not required or more suitable for designation as common open space, private utility, or other purpose.</p>	<p>All areas of the project site are accounted for as part of this proposal. No remnants of property would be left as part of this proposal.</p>	<p>Finding: Complies</p>
<p>F. Double Frontage Lots: Lots other than corner lots, having double frontage shall not be approved except where necessitated by topographic or other unusual conditions.</p>	<p>No double-frontage lots are proposed.</p>	<p>Finding: Not Applicable</p>

ATTACHMENT E: Subdivision Standards

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

Standards of Review – Subdivision
A. The subdivision complies with the general design standards and requirements for subdivisions as established in chapter 20.12 of this title;
<p>Discussion: The proposal generally meets relevant design standards found in chapter 20.12 of the subdivision regulations, with the exception of the following standards that require Planning Commission Approval:</p> <ul style="list-style-type: none"> • 20.12.010.D: Buildable Lots • 20.12.020.A: Minimum Area & Size • 20.12.020.C: Lot Width
Condition(s): None
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modifications Requested) <input type="checkbox"/> Not Applicable
B. All buildable lots comply with all applicable zoning standards;
<p>Discussion: Because the proposal does not meet all relevant zoning standards for the SR-1 district, Planned Development approval is required for approval of the proposed lot configuration.</p>
Condition(s): None
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modification Requested) <input type="checkbox"/> Not Applicable
C. All necessary and required dedications are made;
<p>Discussion: No dedications of property are required for this development.</p>
Condition(s): None
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable

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

Discussion: Public Utilities has given preliminary approval. Additional review and requirements will be needed during the building permit process.

Condition(s): None

Finding: Complies Complies with conditions Does not comply Not Applicable

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

Discussion: No public improvements are required as part of this proposal.

Condition(s): None

Finding: Complies Complies with conditions Does not comply Not Applicable

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

Discussion: with the exception of modifications that require Planning Commissions approval, staff has not identified any issues with other applicable laws or regulations.

Condition(s): None

Finding: Complies Complies with conditions Does not comply (requesting modifications) Not Applicable

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.

Discussion: The proposal does not involve vacating a street, right of way, or easement.

Condition(s): None

Finding: Complies Complies with conditions Does not comply Not Applicable

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.

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

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion:

The applicant has requested Planned Development approval to convert a duplex (two units within a building on a single lot) into owner-occupied twin homes (two units separated by a party wall on separate lots). The intent of this proposal is to enable ownership of the property’s existing units. However, because of the lot’s unique layout and location (as described earlier in this report), simply dividing the property in half is not possible. The proposal attempts to address this issue by placing each unit on its own lot and placing the remaining yard area, carport, and driveway within a shared “common area.”

By allowing the unique lot line configuration proposed by this request, approval would create a more enhanced product than what could be accomplished through strict application of the zoning regulations. Ownership of the individual units would not be possible without the proposed configuration. Creating the opportunity for owner-occupied units will benefit the surrounding neighborhood and potential occupants.

Finding: Meets Purpose Statement Does Not Meet Purpose Statement

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

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

Discussion:

Housing at the scale of the subject property is present within the immediate vicinity, but primarily as rental units. This proposal would add two opportunities for owner-occupied units in a neighborhood that lacks options at this scale and price-point. The scale and character of the subject site would not change with this proposal. Staff is confident that the proposal meets this policy objective.

Finding: Objective Satisfied Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

Finding: Complies

Discussion:

Master Plan Compatibility was discussed in [Consideration 1](#) of the staff report. The proposed development is appropriate for the SR-1 zoning district does not run contrary to the applicable master plans for this neighborhood.

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

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

The proposed modification to the lot configuration would not change the scale, mass, or intensity of the site. From the street, the property will appear as it has in the past. The only change would be the ownership of the individual units and maintenance of the property. The property will remain compatible with its surroundings.

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

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

This proposal would not modify the materials or orientation of the existing building on the lot. The twin home configuration would be compatible with the other residential properties along 2060 East.

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

3. Whether building setbacks along the perimeter of the development:
- Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - Provide sufficient space for private amenities.
 - Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - Provide adequate sight lines to streets, driveways and sidewalks.
 - Provide sufficient space for maintenance.

Finding: Complies

Discussion:

No additional development is proposed as part of this request. The existing configuration of the lot would remain, which appears to meet the above-listed standards.

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

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies

Discussion:

No changes to the existing building on the site are proposed, which provides sufficient pedestrian interest and interaction for its context.

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

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Finding: Complies

Discussion:

No new lighting is proposed as part of this request. Any changes would be reviewed during the building permit process. Planning staff will confirm compliance with this request during that stage.

Condition(s): Defer review of this standard to Planning staff during Building Permit review

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

Finding: Complies

Discussion:

No dumpsters, loading docks, or services areas are proposed with this development.

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

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

Finding: Complies

Discussion:

Parking on the site would not change and would be similar in character to surrounding properties. No new negative impacts from parking areas are anticipated with this proposal.

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

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

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

Finding: Complies

Discussion:

No site development is proposed with this request. All existing trees shall remain.

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

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

Finding: Complies

Discussion:

No changes to existing landscaping have been proposed as part of this request.

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

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

Finding: Not Applicable

Discussion:

There is no new proposed landscaping as part of this proposal

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

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

Finding: Complies

Discussion:

Landscaping on the site would not change with this proposal. Existing landscaping on the site is appropriate for a property of this scale.

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

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Finding: Complies

Discussion:

The proposal would not change the property's impact on 2060 East (or other nearby public streets). The subject site would still contain two units if the proposal were approved.

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

2. Whether the site design considers safe circulation for a range of transportation options including:
a. Safe and accommodating pedestrian environment and pedestrian oriented design.
b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion:

This proposal would not change how the property connects to the city's transportation network. Within the site, the shared driveway would function as it has in the past. No changes in circulation or transportation connections are proposed.

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

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

Finding: Complies

Discussion:

The proposed common area would provide both units with access to 2060 East. Existing access to adjacent uses and amenities would not change with this proposal.

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

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

Finding: Complies

Discussion:

If approved, emergency access would be the same as it was before the change in lot configuration. Planning staff has not received any concerns from the fire or police reviewers.

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

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Finding: Complies

Discussion:

No loading or service areas are proposed with this development.

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

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Finding: Complies

Discussion:

No new site development is proposed as part of this request. All existing site features (including the house, carport, pergola, fence, and landscaping) would remain if the proposal were approved.

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

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Finding: Complies

Discussion:

There should be no significant changes to the project site's impact on public and private utilities. The only proposed change would be separating the electric and natural gas connections according to building code.

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

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

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

- November 30, 2022 – The Sugar House Community Council was sent the 45-day required notice for recognized community organizations. The applicant attended their meeting on January 9, 2023. Their comments are included with this attachment.
- November 30, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- January 13, 2023 – Public hearing notice sign posted on the property.
- January 12, 2023 – Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.

Public Input:

Staff did not receive any comments beyond those provided by the Sugar House Community Council.



January 19, 2023

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2021-00974 and PLNSUB2021-00975

After we received notification of this from the city, we posted it on our website, and notified the community in the monthly SHCC Land Use Newsletter, and we put flyers on the porches of surrounding houses, even though they may have received notice from Salt Lake City. This was discussed at our January 9 Land Use and Zoning Committee (LUZ). Jordan Atkin was present to explain the project.

The request is to subdivide the duplex into two separately owned properties. We had not seen this kind of request before, and had lots of questions. The footprint of the two units would each be separately owned, and the rest of the parcel would be put in the HOA. The garage would go with the south unit, the carport with the north unit. The rest of the land and driveway would be commonly held. Because this is in the SR-1 zone, a planned development approval is required. The lot size is 10,339 sf.

I received a couple of comments (attached), one was a question, the other indicated approval. I'm not sure anyone from the neighborhood attended the meeting but I received several questions after the meeting. I emailed the video recording of the meeting to everyone who expressed interest, and did not receive any further comments.

The committee had no problem with this, we are always happy to see any properties available for home ownership. Both units are currently occupied, and we are hopeful the occupants will be given the first chance to make an offer on the property. We ask that you approve this request.

Attached

Flyer 2148 S 2060 E
Comments 2148 S 2060 E

Comments 2149 S 2060 E

From: Daniel Smyth <dan@smythprinting.com><2132 S Yuma St>
Subject: 2148 S 2060 E Website Feedback

Message Body:

Can the common area be developed and more houses be built there and the lot next to it that is owned by someone facing 21st East?

From: Dayna McKee <dmckee3313@gmail.com><2312 S Green St>
Subject: 2148 S 2060 E Website Feedback

Message Body:

So long as the local residents in this neighborhood do not have an issue with this being transitioned to a planned development, there do not appear to be any significant issues and it should be permitted to proceed. It is curious to have an HOA for two units. However, encouraging home ownership within existing housing is appealing to me.

Thank you.

Rex Sears rsears@mabr.com

ATTACHMENT H: Department Review Comments

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

Engineering:

The Engineering Division provided redlines for the proposed plat that will need to be addressed by the Final Plat. The redlines are included with this attachment.

Building & Fire:

From a building code perspective, this constitutes a change to a townhome from a two-family dwelling. This can be reviewed under the IRC and will not need to be fire sprinklered as the proposal is currently understood. The existing wall type and construction will need to be investigated by the applicant, contractor and/or architect and submitted to our department for review at the time of the permit application. Separate meters will be required for both electrical and natural gas for townhomes. There are a number of fire separation and structural differences in the IRC between townhomes and two-family dwellings, with townhomes being the more strict of the two. The following summarizes the main points of IRC R302.2 Townhomes and R302.3 Two-family Dwellings:

- Townhomes require a 2-hour fire-resistance rating between units. Two-family dwellings only require a one-hour fire-resistance rating between units.
- Townhomes require the separation wall to continue from the foundation to the underside of the roof sheathing with no exceptions. Two-family dwellings also require the separation wall to continue to the underside of the roof sheathing but can stop at the ceiling if the ceiling is 5/8 inch type x gypsum board and the attic spaces are separated by a draft stop of minimum 1/2 inch gypsum board.
- Townhomes require a minimum 30-inch-high parapet wall between the units unless the underside of the roof sheathing is protected with 5/8 inch type x gypsum board and there are no openings or penetrations within 4 feet of the separation wall on either side. Parapets are not required for two-family dwellings.
- Townhomes are required to be structurally independent from the foundation to the roof unless the separation wall has no plumbing or mechanical equipment, ducts, or vents within the wall. Two-family dwellings are not required to be structurally independent.

Transportation:

Transportation had no comments for this request.

Public Utilities:

These two lots can share utility service, because they are part of a subdivision with common areas. My comment addresses what they need to add to the plat to cover the shared utilities.

PLNSUB2021-00975

Please provide a note on the plat that addresses that common areas will also be dedicated as easements for common utilities that serve more than one unit, including water, sewer, and storm drain. This note or a separate note must address that common areas will also be subject to shared drainage from individual lots. CC&R's must also address utility service ownership and maintenance responsibility from the public main to each individual unit.

PLNPCM2021-00974

Public Utilities has no issues with the Planned Development application.