



January 19, 2023

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair *Judi*  
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](mailto: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](mailto: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](mailto:rsears@mabr.com)

## 2148 S 2060 E Planned Development



We have a request to convert a duplex into two owner-occupied units, leaving the remainder of the common space to be shared by the two units. No major construction will be needed. Each side of the duplex will have its own lot. In the SR-1 Special Development Pattern Residential Zoning District, this needs to be a planned development.

Go to this link <https://www.sugarhousecouncil.org/2148-south-2060-east-planned-development-and-subdivision/> where you can review our Notification Letter, which includes the description of the request and the criteria for approval. The application is included, and the drawing of the subdivision lot plan.

This will be on the Sugar House Community Council Land Use and Zoning Committee meeting Monday, January 9 at 6:05 p.m. by Zoom. If you go to this website link, you can read all about this proposal. Send me a comment, and I will send you the Zoom Link.



[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

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