

November 14, 2023

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair

Sugar House Community Council

RE: PLNPCM2023-00494 Subdivision Code

The Sugar House Land Use and Zoning Committee (LUZ) met on November 13, and this item was on the agenda. We applaud the effort to update and revise the city’s subdivision code. A number of us in attendance have read zoning code for many years, and it can be very obtuse and confusing. We do not know enough about subdivisions to comment on the content, but assume since the planners are trained in this, that the language is complete and correct. We are sorry for the poor soul who had to spend weeks going through the various sections of the code to move things around so the sentences and sections of the code make sense and hang together.

Below you will find the one comment we received about this having to do with double frontage lots, and ask that you review the comment and see if it can be incorporated in the new code.

We ask that you approve this revised and updated language.

**Sugar House Zoning and Land Use Comment Form**  
  
  
**Name or Location of Petition**  
New Subdivision Code  
  
**First Name**  
Heidi  
  
**Last Name**  
Schubert  
  
**Your Comments for the Planning Commission**  
In Subdivision Text Amendment  
1785 E. Double Frontage Lots: Double frontage lots are prohibited in subdivisions located in residential zoning districts.  
  
I own a “double lot” which is also double fronted. I have wondered if it was subdividable. I would think it is, but this provision is unclear. It suggests you cannot create a double fronted lot – which makes sense. But does it also cause problems if a current double-fronted lot wanted to divide. It might say “Creation of new ….”  
  
(Actually, that would be cool if you couldn’t subdivide my property because I don’t really want this lot divided, but I think that legally it should probably be allowed (if it passed minimum size restrictions of the zone)).  
  
831 Coatsville Ave.  
  
**Email**  
[heidi@biochem.utah.edu](mailto:heidi@biochem.utah.edu)  
  
**Your Street Address**  
831 E. Coatsville Ave  
  
**Referral**  
<https://sugarhousecouncil.org/new-subdivision-code-text-amendment/>