



RECOGNIZED COMMUNITY ORGANIZATION (RCO) 45 - DAY PUBLIC INPUT NOTICE

TO: Landon Clark, Chair, Sugar House Community Council

DATE: October 3, 2024

A Proposed Land Use Application has been submitted in or around your boundaries.

900 East Collective – Planned Development 1935 S 900 E

APPLICANT

Colin Strasser

DESCRIPTION

Colin Strasser is requesting Planned Development approval to subdivide the property at approximately 1935 S 900 E into three lots to allow for the development of two new single-family dwellings. The property currently contains an existing single-family dwelling, which would be preserved and remain on one lot with street frontage along 900 East. The project is required to receive Planned Development approval because the new lots do not have frontage on a public street. This request includes modifications to required lot sizes, lot widths, yards, building coverage, and attached garage standards.

To aid your review of the proposal, an information sheet outlining the project area and proposal information submitted by the applicant have been provided as an attachment.

45-DAY PUBLIC INPUT PERIOD *

This type of application requires a 45-day public input period before a decision is made. The purpose of the 45-day comment period is to identify potential impacts by the proposal and recommend potential solutions to mitigate the impacts.

*** Comments received after the end of the 45-day input period will be provided to the Planning Commission. However, the comments might not be incorporated into the staff report or included in the analysis of the project.**

PETITION NUMBER(S)

Planned Development
PLNPCM2024-00943

REVIEW THE PROPOSAL

Want the applicant to present their proposal at your next meeting? Submit a request within 14-days of this notice.

End Date // 10/17/2024

SUBMIT YOUR INPUT

Please submit your written comments via email to the Assigned Planner within the 45-day public input period.

End Date // 11/17/2024

ASSIGNED PLANNER

Andy Hulka
Andy.hulka@slc.gov
801.535.6608

PROPOSAL REVIEW

If you are interested in reviewing the proposal and would like the applicant to present their project at your Community Council meeting within the 45-day public input period, a request for attendance must be submitted within 14-days of this notice being sent. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend. Planning staff will attend the meeting to answer questions related to decision standards and the decision-making process. **Final date to request attendance:**

October 17, 2024

Alternatively, if a request for attendance is not received within 14-days, or your organization cannot meet within the 45-day input period, a public outreach event will be held as an opportunity to learn more about the proposal and provide comments (this may include but is not limited to an open house, online forum, presentation at a community event, social media posting and dialogue, or other events determined appropriate by the Planning Director).

LEARN MORE ABOUT THE PROPOSAL

For additional information on the proposal visit the project **Online Open House**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit www.slc.gov/openhouses.
2. Click on the **project title** for this petition (located under the “**Active Online Open Houses**” section).
3. Click the “**Additional Information**” tab.
4. Click on the desired attachments to view or download.

PROVIDING INPUT

As a Recognized Community Organization, we ask that you address the following in your comments:

- *Summary of potential issues, impacts, or community concerns with the proposal discussed during your organization’s meeting.*
- *Recommendations to mitigate potential issues, impacts, or community concerns.*
- *Number of attendees (not including those with the Applicant or Planning Staff).*
- *If a vote was taken on the matter, please provide the vote tally.*
- *Questions the community would like to see addressed.*

STANDARDS OF APPROVAL FOR THE PLANNED DEVELOPMENT REQUEST

The following standards of approval will be used by the Planning Commission to make a decision on the proposal. City Staff will review the proposal to ensure compliance with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the following:

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.*

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.*

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;*

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;*

3. *Whether building setbacks along the perimeter of the development:*

a. *Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.*

b. *Provide sufficient space for private amenities.*

c. *Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.*

d. *Provide adequate sight lines to streets, driveways and sidewalks.*

e. *Provide sufficient space for maintenance.*

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

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

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

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

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;*

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

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

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

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;*
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;*
3. *Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;*
4. *Whether the proposed design provides adequate emergency vehicle access; and*
5. *Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.*

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.*

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

Your Recognized Community Organization has 45-days from the date of this notice to review the proposal and provide comments. A public hearing may be held within 14-days from this notice, but a final decision will not be made within the 45-day input period. **This 45-day input period ends on:**

November 17, 2024

For questions regarding this notice or the proposal, please contact the listed Assigned Planner.