



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: September 14, 2018
Re: **September 19, 2018 Planning Commission Meeting**
Residential DDR: Canyon Springs Estates, Lot 10 – Ed Box

Background

Ed Box has applied for a residential DDR for a single-family residence on Canyon Springs Estates, Lot 10. The lot is located in the FR zone. The lot immediately adjacent to north of the subject lot is zoned Valley Residential.

Typically, single-family residences are reviewed by staff. However, in cases where the proposed development is complex, problematic, or controversial the DCD may refer the application to the Planning Commission for review (see section 10-15-7).

The proposed development in Mr. Box’s application complies with all land use standards and is not complex, problematic, or controversial. However, the determination of whether or not the lot is a “view obstructing” parcel is complicated. The FR zone categorizes lots as “normal,” “high visual impact,” and “view obstructing.” These different categorizations carry different building height regulations. This process of categorizing lots based on visual impact is unique to the FR zone. Thus, development on lots in the VR zone immediately north of the subject parcel is not subject to these visual impact categorizations.

Staff has discussed whether or not the subject property meets the criteria of a view obstructing lot with the Planning Commission Chair. Jointly we are forwarding the issue to the Commission for consideration.

The determination of whether or not the lot is a view obstructing parcel impacts the maximum building height allowed on the lot. If the lot is not a view obstructing lot (i.e. a “normal” lot) then the building height is 25 feet. If the lot is a view obstructing lot then the building height is the greater of 20 feet, or the height at which the structure would not interrupt views of the Navajo sandstone from adjacent properties.

The proposed home design for Lot 10 is 25 feet in height. Thus, the determination of whether or not the lot is a view obstructing lot will impact whether or not the proposed home complies with building height regulations.

Applicable Ordinances

Staff recommends the Commission review the following ordinances prior to the meeting:

1. Section 10-9A-10: Building Size and Height, particularly paragraph (B)(4), reproduced below:

Regardless of whether a parcel is determined to be "normal" or "high visual impact", if a proposed structure on the parcel would interrupt views of the vertical cliff faces of the Navajo Sandstone from any point not on the subject parcel and within three hundred fifty feet (350') of

the proposed building site, the structure shall be subject to the additional design standards of subsection 10-9A-13C of this article. Such parcels shall be designated "view obstructing" parcels.

Staff Analysis

As mentioned earlier, the subject lot is one of four lots at the end of Riverbend Circle that are located in the FR zone. All other properties in the area are located in the VR zone. Three of the four closest currently developed properties have structures that exceed 20 feet in height. The home on the lot immediately north of the subject lot measures 25 feet in height.

Lot 9 (to the south of the subject property) is the only other undeveloped lot on Riverbend Circle. It is also located in the FR zone. An initial analysis of that lot suggests it is not a view obstructing lot, and is thus eligible for a 25-foot-tall home. Therefore, Lot 10 could be the only lot on Riverbend Circle that is subject to a 20-foot building height limit (if it is found to be a view obstructing lot).

The critical issue for the Commission to consider is whether or not proposed development on Lot 10 would “interrupt the views of the vertical cliff faces of the Navajo sandstone from any point not on the subject parcel and within 350 feet of the proposed building site.”

Lot 9 (to the south of the subject lot) is the only lot that has a view of the Navajo sandstone that could be interrupted by development on the subject lot. The main views from Lot 9 are to the west looking at the West Temple and Kinesava. These primary views will not be interrupted by development on Lot 10.

There is a secondary view from Lot 9 looking north up Zion Canyon. This view is already impacted to some degree by the existing development on Lot 11. Development on Lot 10 will add minor additional impact to the view from a limited area on Lot 9 (see attached photo simulation).

The Commission should determine if the additional view impact created by the proposed development on Lot 10 constitutes an interruption of the views of the vertical cliff faces of the Navajo sandstone. If so, the parcel should be designated a view obstructing lot. If not, the parcel should be designated a normal lot.

Recommendation

Staff recommends the parcel be designated a normal lot (not view obstructing) based on the following findings:

- 1- The primary views from Lot 9 (the only view impacted lot) are to the west looking at the West Temple. The views that could be impacted by development on Lot 10 are secondary views and are already impacted by the existing development on Lot 11.
- 2- The amount of impact caused by the proposed development on Lot 10 is not a significant additional visual impact to the impact already created by development on Lot 11.
- 3- Secondary upcanyon views from only a small portion of lot 9 will be impacted.

For all these reasons staff does not feel the views of the Navajo sandstone from Lot 9 will be “interrupted” by development on Lot 10. To interrupt means to cause or make a break in the continuity or uniformity of a course, process, condition, etc. It is true that a small portion of views from Lot 9 may be obscured. However, given the minor amount of view impact and the current view impact caused by existing development on Lot 11, staff does not feel the development on Lot 10 will break the continuity or uniformity of views as seen from Lot 9.

