



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Krissy Gilmore, Principal Planner, kristina.gilmore@slcgov.com, 801-535-7780
Date: February 10, 2021
Re: PLNPCM2020-00566 – *Detached Accessory Dwelling Unit*

Conditional Use

PROPERTY ADDRESS: 772 S Glendale St
PARCEL ID: 15-11-127-024-0000
MASTER PLAN: The Westside Master Plan
ZONING DISTRICT: R-1/5,000 Single-Family Residential

REQUEST: Alexis Suggs, project architect, is requesting Conditional Use approval for an approximate 428 square foot accessory dwelling unit (ADU) above a new detached 2-car garage at the above listed address. The property is zoned R-1/5,000 Single-Family Residential, which requires Conditional Use approval for the construction of an ADU.

RECOMMENDATION: Based on the information in this staff report, Staff recommends that the Planning Commission approve the Conditional Use request as proposed, and subject to complying with the following conditions:

1. Compliance with all Department/Division comments and conditions as noted in [Attachment G](#).
2. The property owner shall comply with the registration process as outlined in section 21A.40.200F of the Salt Lake City Zoning Ordinance.
3. The owner occupant shall not operate or allow the operation of a short-term rental (i.e., less than 30 days) in the single-family dwelling or the accessory dwelling unit as defined in the Salt Lake City Zoning Ordinance.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Site Visit Photographs](#)
- D. [Analysis of Standards - Accessory Dwelling Units](#)
- E. [Analysis of Standards – Conditional Use](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

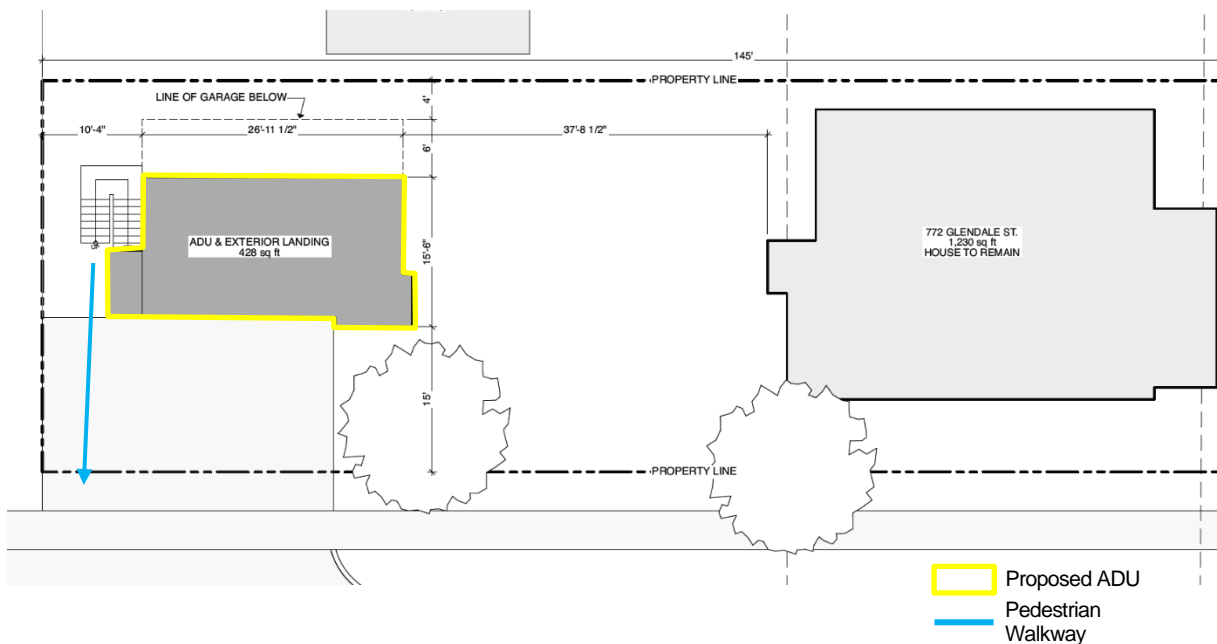
PROJECT DESCRIPTION:

This petition for a Conditional Use is for a detached ADU to be placed in the rear yard of the existing single-family dwelling located at approximately 772 S Glendale Street. The subject parcel is located on Glendale Street between 700 S and 800 S.

The proposed detached ADU above a new 2-car garage would be located in the rear yard, adjacent to the alley. The gross floor area of the ADU would be approximately 428 square feet and the building footprint would be approximately 577 square feet. The ADU would be on the second level of the 2-story structure containing a studio bedroom and one bathroom with a shed roof measured approximately 20' - 1/2" in height. The proposed detached ADU has a landing area that is approximately 38 square feet with exterior stairs along the west elevation. The ADU entrance would face the west rear lot line (Figure 1). There are several windows on the all elevations (Figure 2). The proposed windows are similar in pattern and profile as the windows found on the principal structure. The pedestrian access goes through the concrete driveway to 800 South.



Figure 1. Rear Yard Site Plan



The parking for the primary dwelling would be accommodated by two (2) off-street parking spaces in the new detached garage below the ADU, which would be accessed from 800 South. The proposal would provide one parking space for the ADU on the street.



Figure 2. Project Renderings (Top: Northwest Elevation; Bottom: Southwest Elevation)

KEY CONSIDERATIONS:

1. Parking Location

The Zoning Ordinance requires one parking space for an ADU. The required parking space may be located on the property or on the street, if legal on-street parking space is available in the front of the property or if the property is within $\frac{1}{4}$ a mile from transit stop. In this case, one on-street parking space is proposed on 800 South. Additionally, a UTA bus stop is located on 1000 West, which is approximately .24 miles from the subject property, and approximately .20 miles from an entrance to the Jordan River Trail for regional bike access. Due to the availability of street parking and public transit access, and active transportation access, adverse parking impacts from the proposed ADU are not anticipated.

2. Housing Goals

The proposed ADU is consistent with the goals and policies outlined within The Growing SLC Housing Plan and Plan Salt Lake. One of the goals outlined in the Housing Plan, includes; increasing housing options. Accessory dwelling units provide and promote diverse housing stock through providing additional units, while minimizing neighborhood impacts. Similarly, Plan Salt Lake calls for a wide variety of housing types for all income levels throughout all

neighborhoods of the City. The proposed ADU is in-line with the goals established within the Housing Plan and Plan Salt Lake.

The proposed ADU is consistent with the West Side Master Plan. The Master Plan includes lengthy discussion on promoting infill in single family neighborhoods and ADU's are listed as one tool to accomplish that goal:

Salt Lake City should expand the geographic area where accessory dwelling units are permitted to include the single-family districts in the Westside. Application of the accessory dwelling unit ordinance in this community would provide opportunities for additional density and a wider variety of housing choices without impacting the predominant development pattern.

The proposed ADU is consistent with the various Master Plan goals as discussed in [Attachment E](#).

DISCUSSION:

As discussed above, the proposed Accessory Dwelling Unit appears to meet all standards identified in Attachment D. No anticipated adverse impacts associated with the ADU were found during staff review. Staff found no comments from city departments that could not be addressed or resolved during a construction permit review.

PLANNING COMMISSION REVIEW:

The property is zoned R-1/5,000 Single-Family Residential. A Conditional Use approval is required for any ADUs that are located in a single-family zoning district. For complete analysis and findings for compliance with zoning standards for Accessory Dwelling Units and Conditional Use standards, please refer to [Attachment D](#) and [Attachment E](#).

NEXT STEPS:

Approval of Conditional Use

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon all conditions of approval are met, including the registration process requirements outlined in 21A.40.200F of the zoning ordinance.

Denial of Conditional Use

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A Conditional Use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If denied, the applicant would not be permitted to construct an ADU. An accessory building would be permitted on the property subject to compliance with the development standards and requirements of the R-1/5,000 Single-Family Residential District; however, no portion of the building may be used as a dwelling unit.

ATTACHMENT A: VICINITY MAP



Salt Lake City Planning Division 2/3/2021

ATTACHMENT B: PLANS

GREEN ADU

772 SOUTH GLENDALE STREET
SALT LAKE CITY, UTAH 84104



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ARCHITECTURE
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GREEN ADU
772 SOUTH GLENDALE STREET
SALT LAKE CITY, UTAH 84104

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT TEAM

OWNER: STEPHEN CARRON
772 S GLENDALE STREET
SALT LAKE CITY, UT 84104

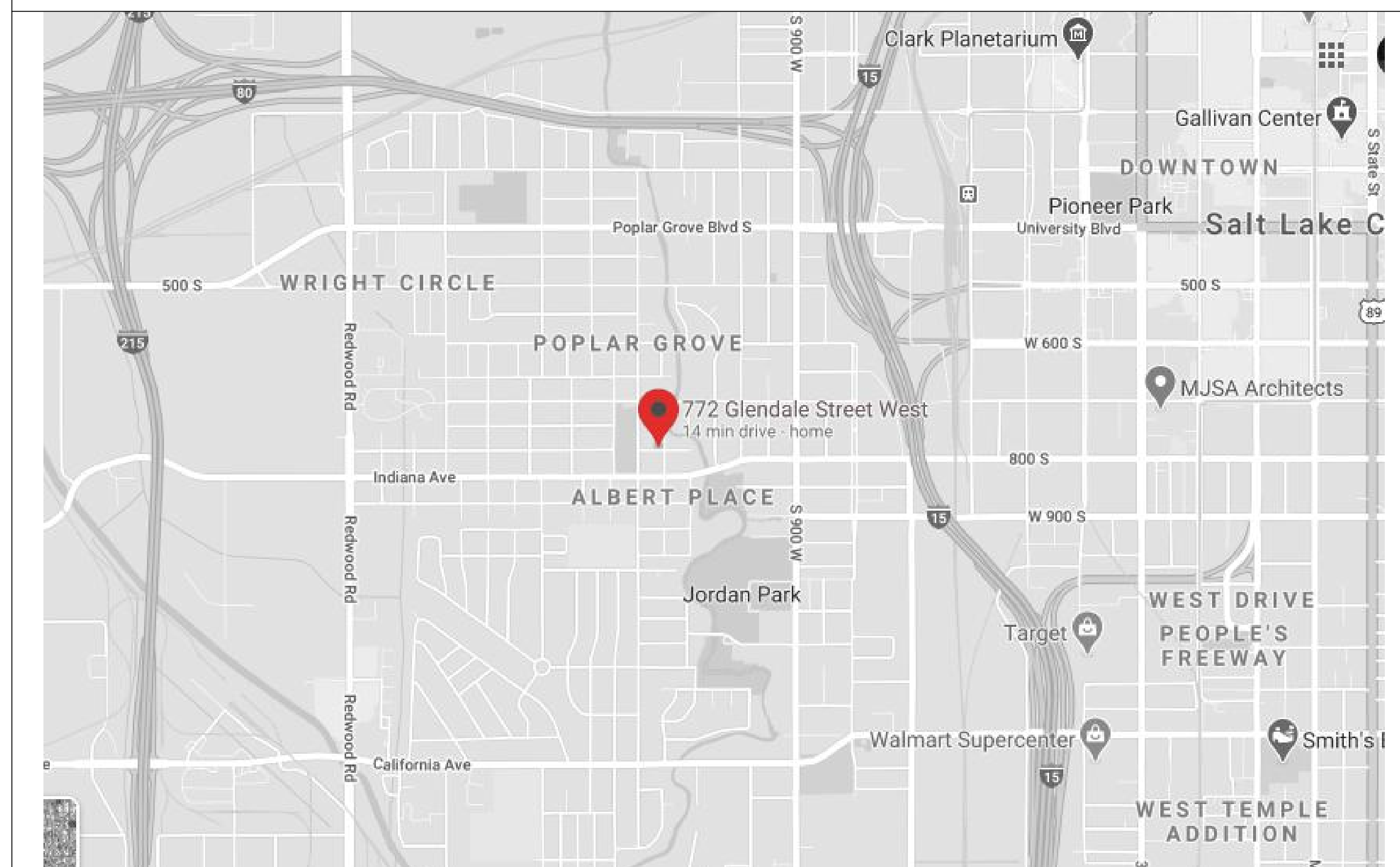
ARCHITECT: BRACH DESIGN LLC
DAVE BRACH RA, CPHC
801-865-7648
dave@brachdesign.com

PROJECT RENDERING



SHEET INDEX

VICINITY PLAN



GENERAL PROJECT INFO

PROJECT ADDRESS: 772 SOUTH GLENDALE STREET
SALT LAKE CITY, UTAH 84104

SCOPE OF WORK: NEW GARAGE WITH ADU ABOVE

ZONING DISTRICT: R-1-5000

GOVERNING BUILDING CODES: 2015 IRC

CONSTRUCTION: TYPE VB

OCCUPANCY: GROUP R-3

ARCHITECT: BRACH DESIGN LLC
DAVE BRACH RA, CPHC
801-865-7648
dave@brachdesign.com

PROJECT AREAS:

LOT AREA	SO. FT.
TOTAL BUILT SURFACE COVERAGE	33.9%
EXISTING HOUSE	1,230
GARAGE	577
EXTERIOR STAIR	38
ADU	428

REVISIONS:

PROJECT NO:

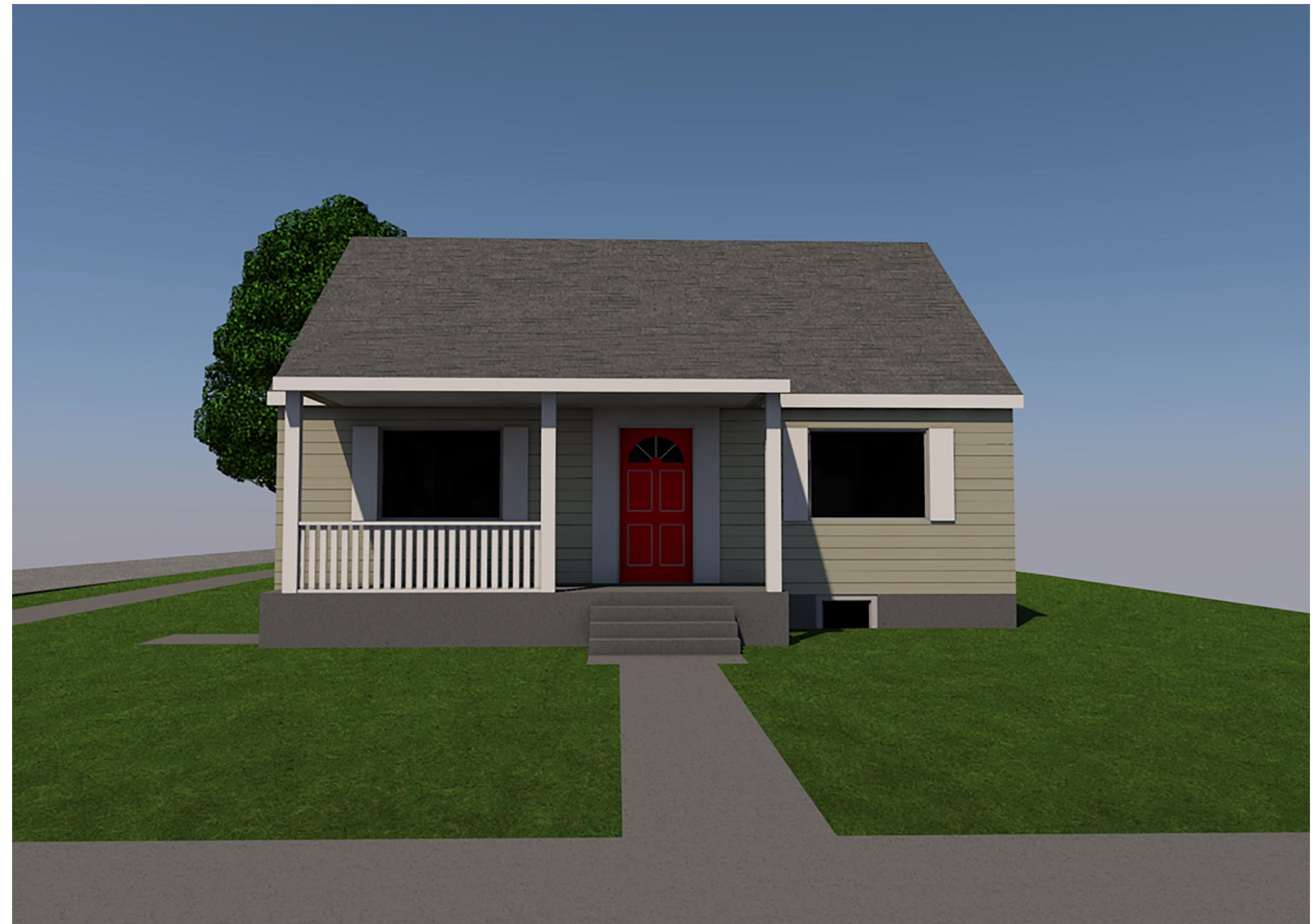
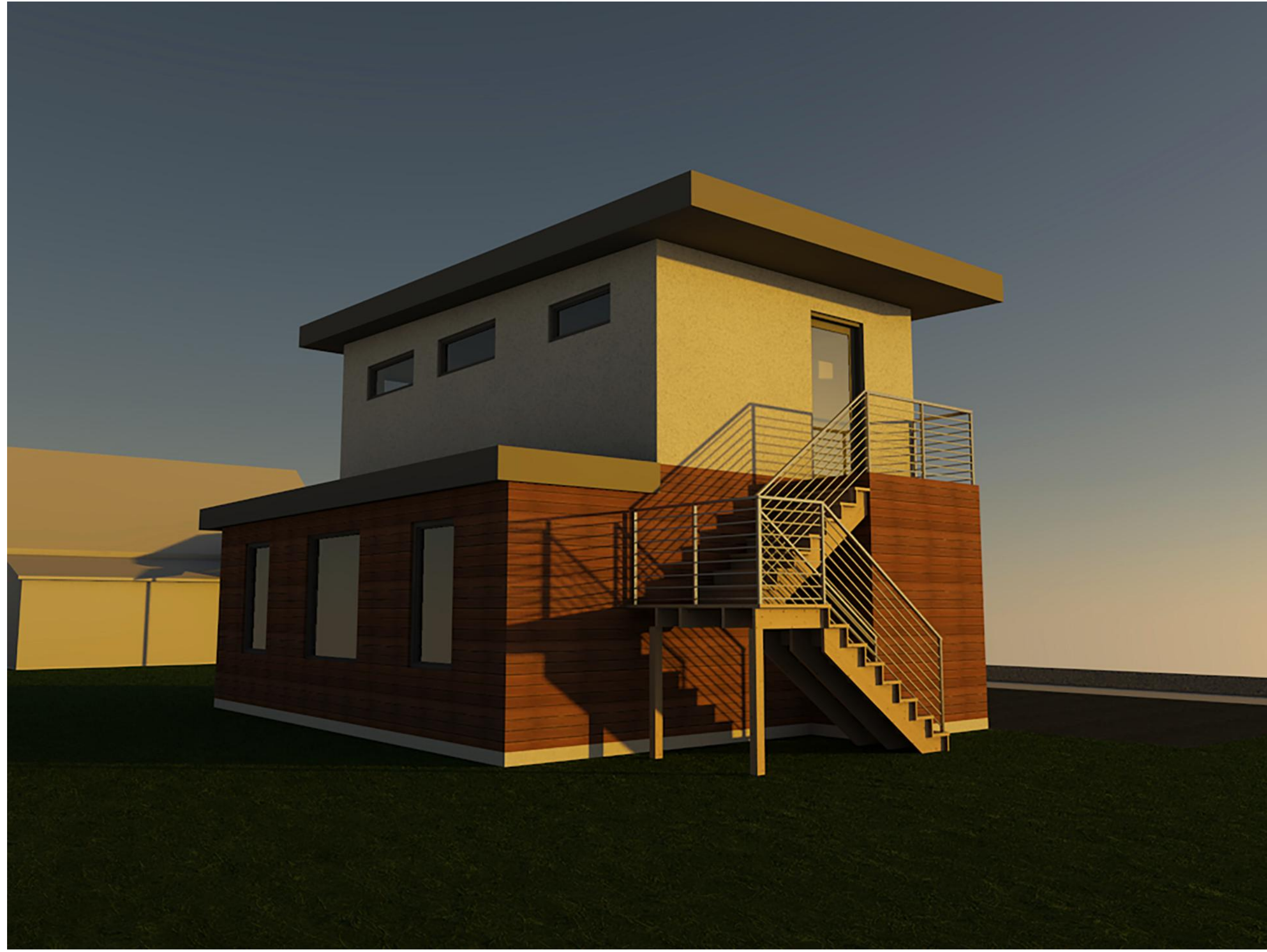
DATE: 12/31/20

DRAWN BY:

SCALE: AS NOTED IN DRAWING



COVER SHEET
A0.1



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SALT LAKE CITY, UTAH 84104**

REVISIONS:

PROJECT NO:

DATE: 12/31/20

DRAWN BY:

SCALE: AS NOTED IN DRAWING

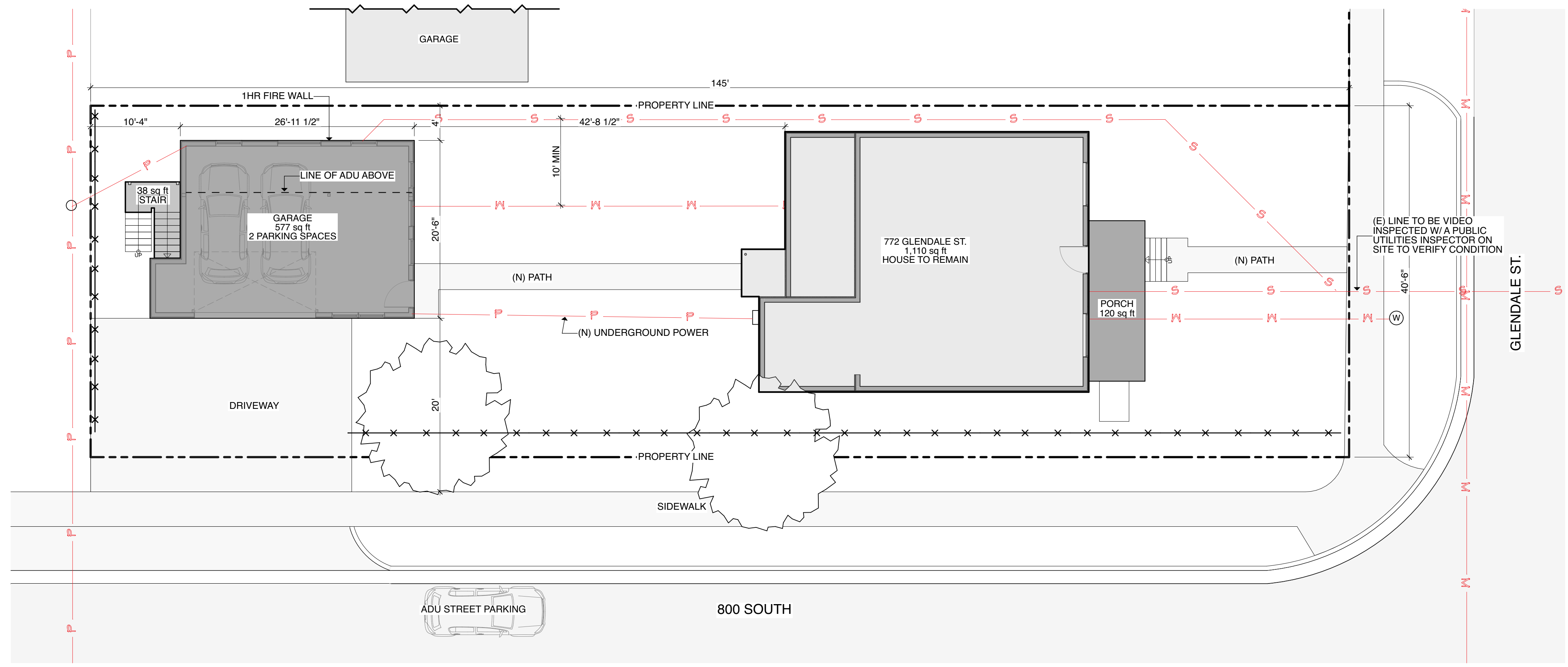
NOT FOR CONSTRUCTION

**3D VIEWS
A0.2**

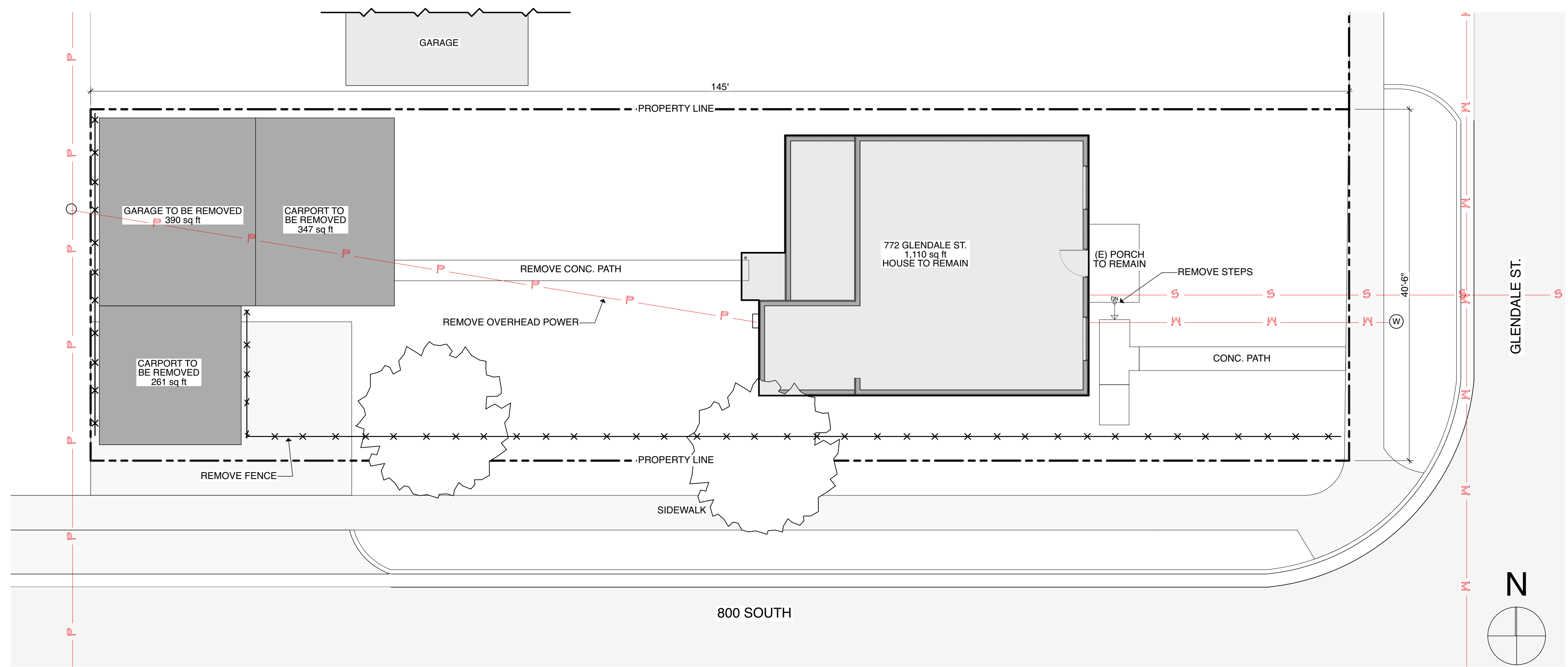
LINETYPE LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	CONTOUR EXISTING
---	CONTOUR NEW
G	GAS
W	WATER
S	SEWER
P	POWER
---	ROOF LINE
---	JOIST CENTERLINE
---	BEAM/HEADER CENTERLINE
---	HIDDEN LINE
---	4" PERF PIPE IN GRAVEL BED
---	FENCE
---	TREE PROTECTION FENCE



LOT COVERAGE	
LOT AREA	SQUARE FEET
TOTAL BUILT	33.9%
SURFACE COVERAGE	1,845
EXISTING HOUSE	1,230
GARAGE	615
ADU	428



2 (N) GARAGE SITE PLAN
SCALE: 1/8" = 1'-0"



1 (E)/DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"

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SALT LAKE CITY, UTAH 84104

REVISIONS:

PROJECT NO:
DATE: 12/31/20
DRAWN BY:
SCALE: AS NOTED IN DRAWING

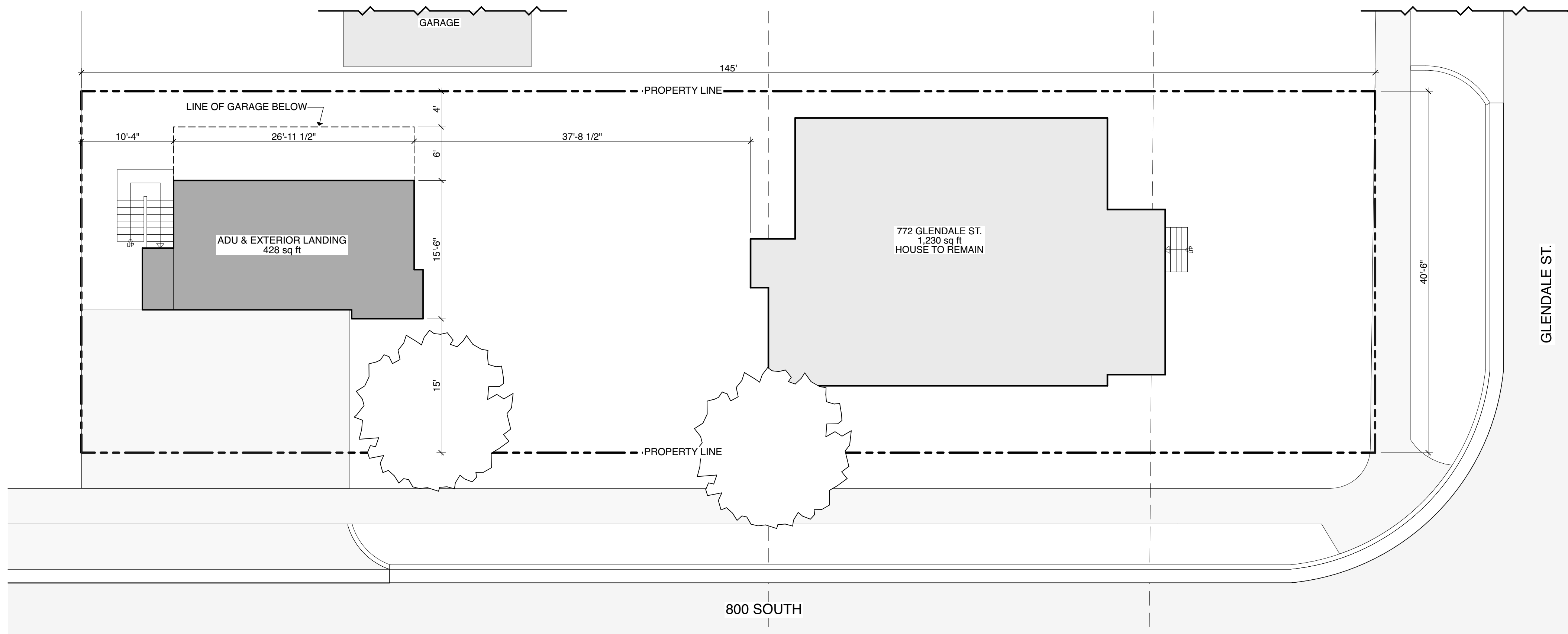
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**SITE PLANS
A0.3**

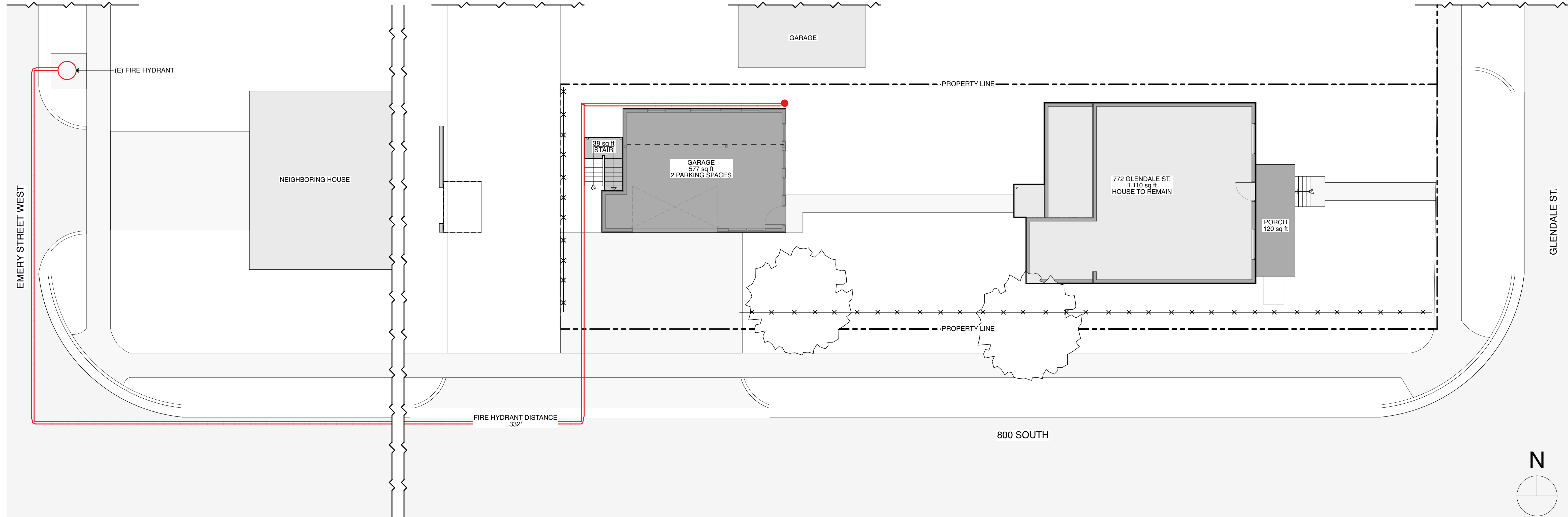
LINETYPE LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	CONTOUR EXISTING
---	CONTOUR NEW
---	GAS
---	WATER
---	SEWER
---	POWER
---	ROOF LINE
---	JOIST CENTERLINE
---	BEAM/HEADER CENTERLINE
---	HIDDEN LINE
---	4" PERF PIPE IN GRAVEL BED
---	FENCE
---	TREE PROTECTION FENCE



LOT COVERAGE	
LOT AREA	SQUARE FEET
TOTAL BUILT	5,444
SURFACE COVERAGE	33.9%
EXISTING HOUSE	1,230
GARAGE	615
ADU	428



3 (N) ADU SITE PLAN
SCALE: 1/8" = 1'-0"



1 FIRE PLAN
SCALE: 1/8" = 1'-0"

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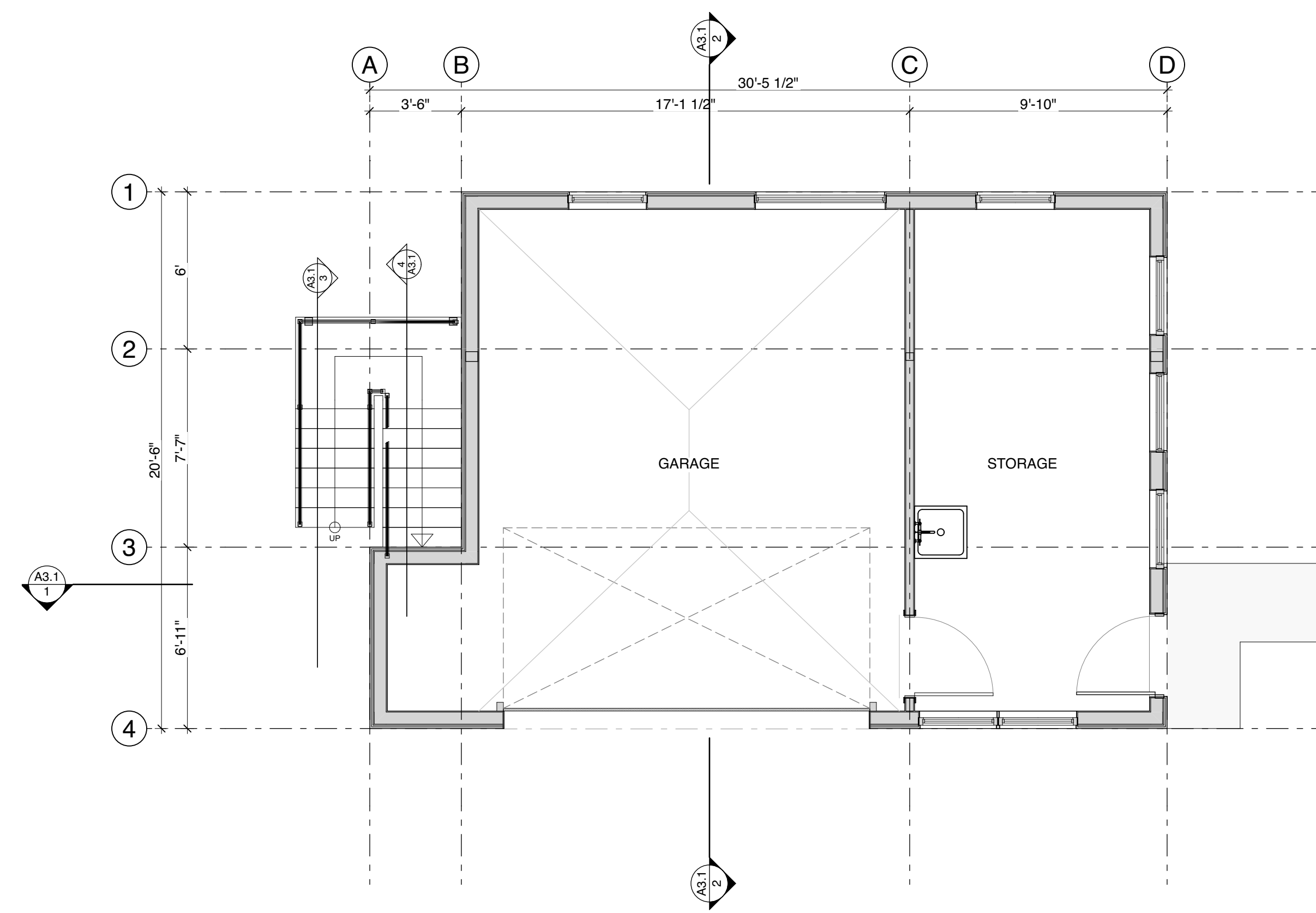
GREEN ADU
772 SOUTH GLENDALE STREET
SALT LAKE CITY, UTAH 84104

REVISIONS:

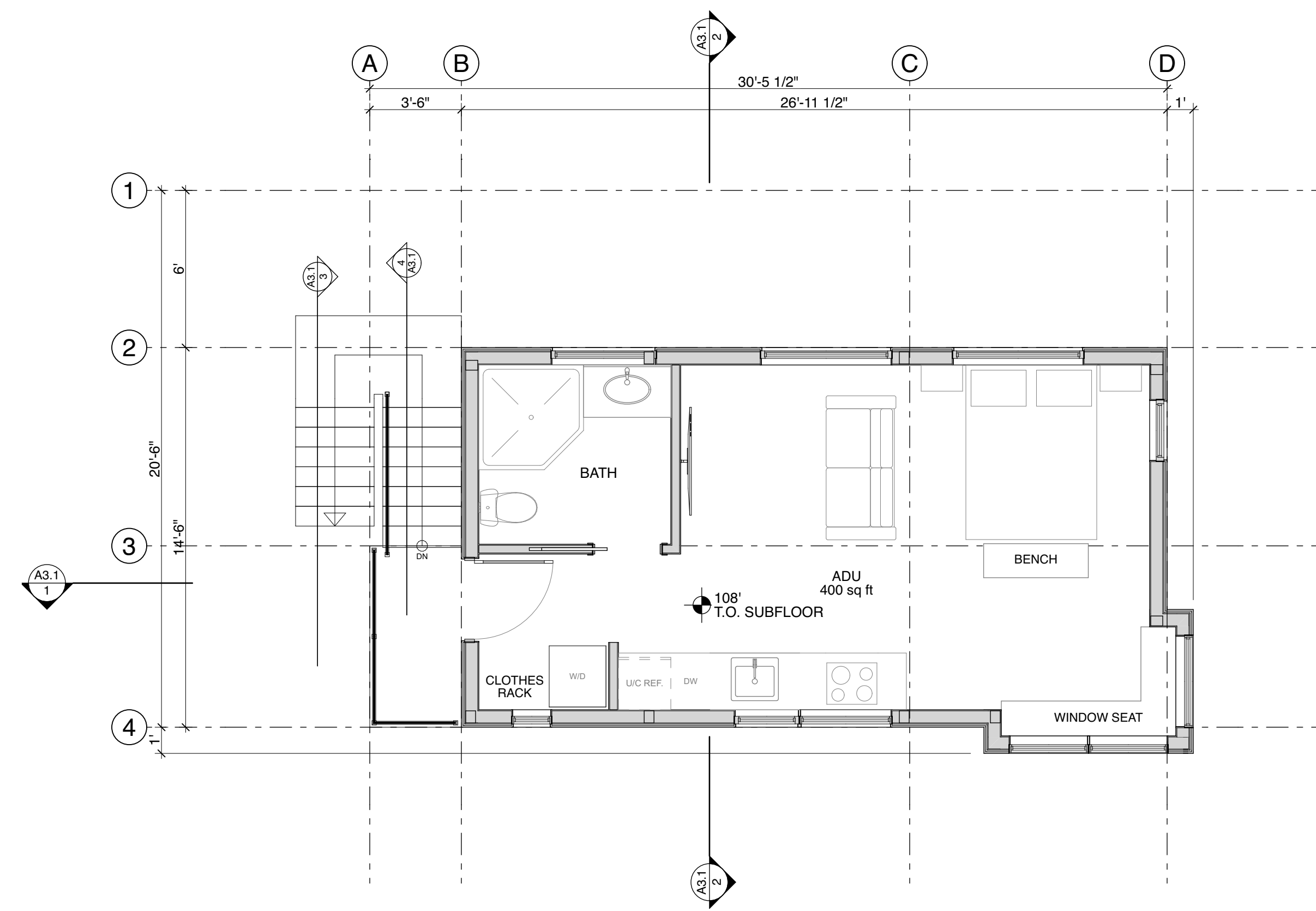
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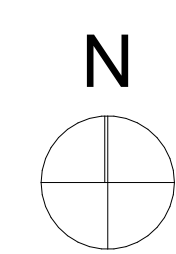
SITE PLANS
A0.4



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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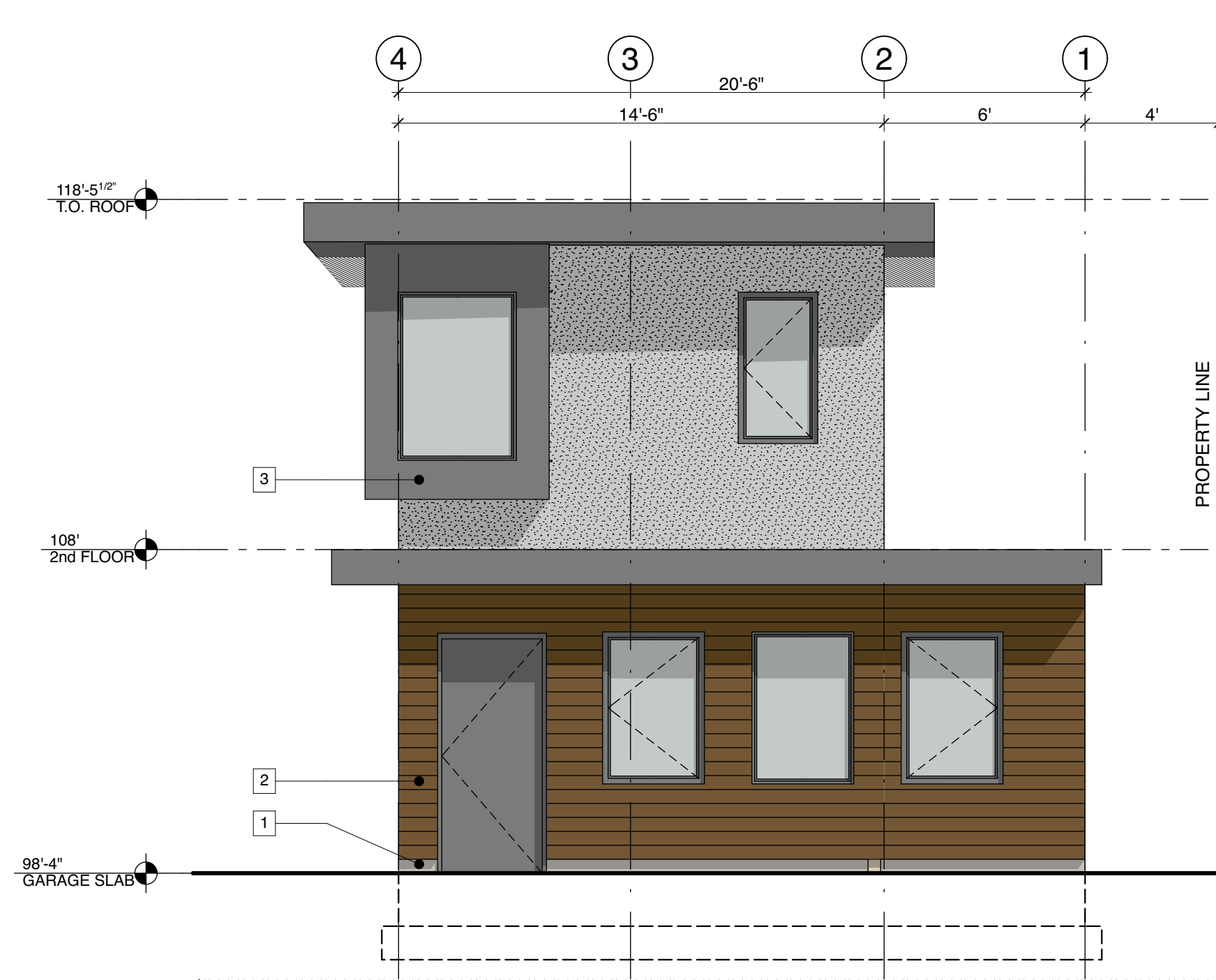
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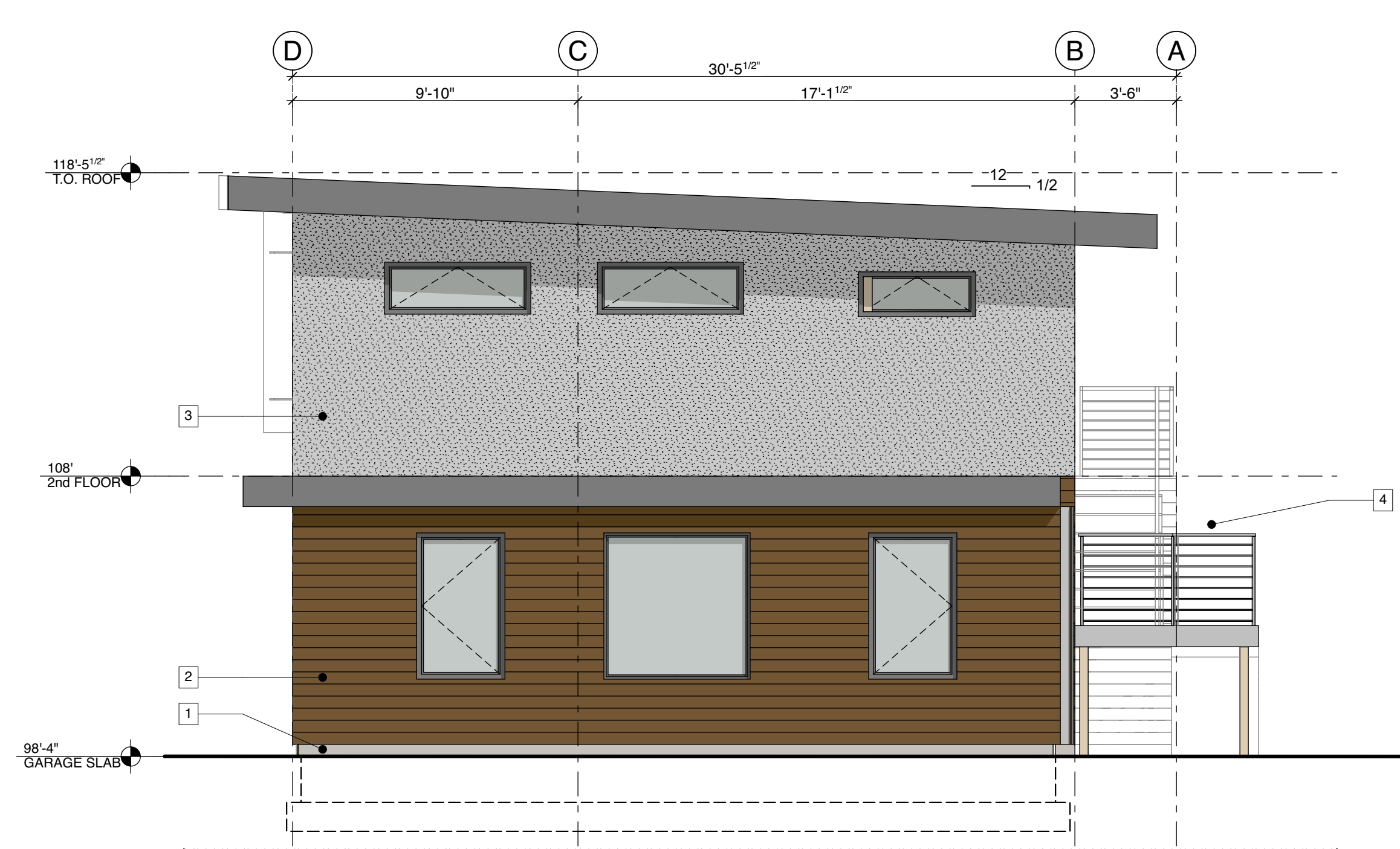
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**ADU SITE PLAN
& FLOOR PLANS**

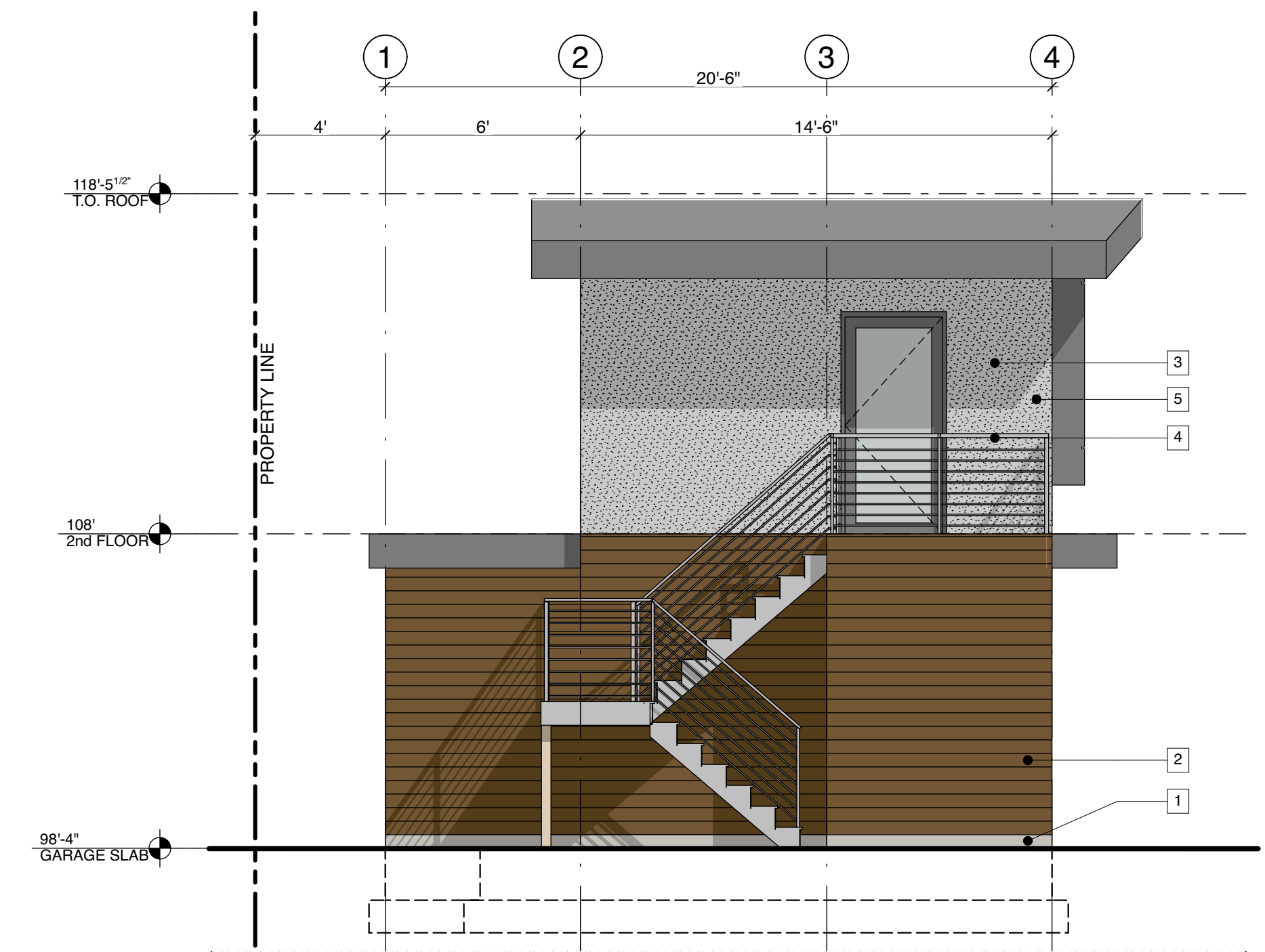
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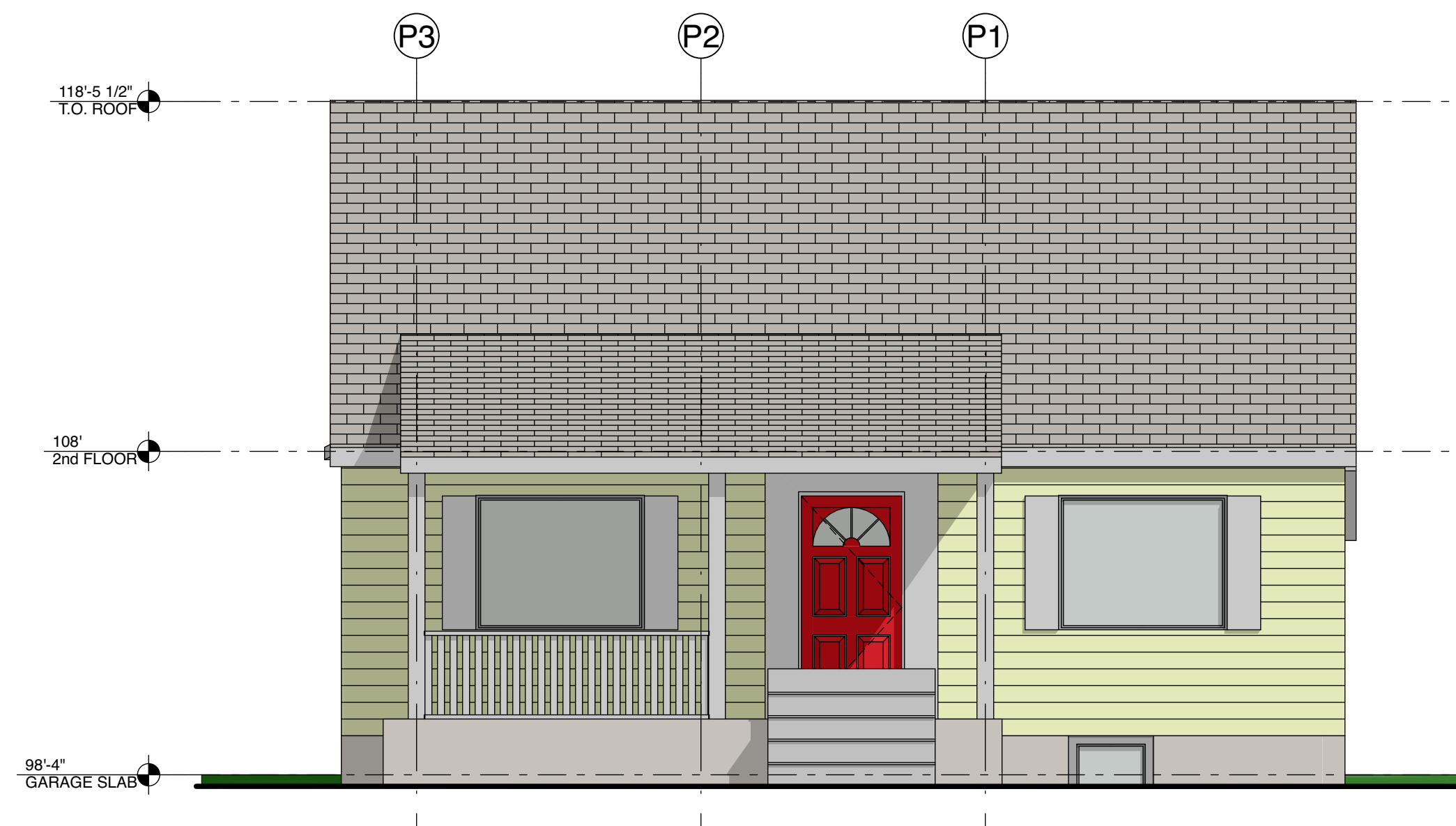
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SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

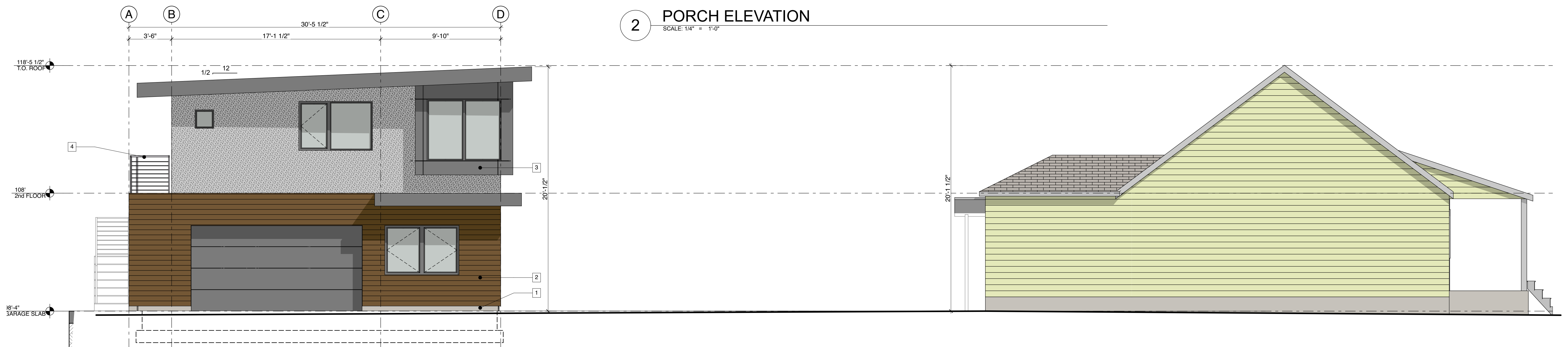


3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

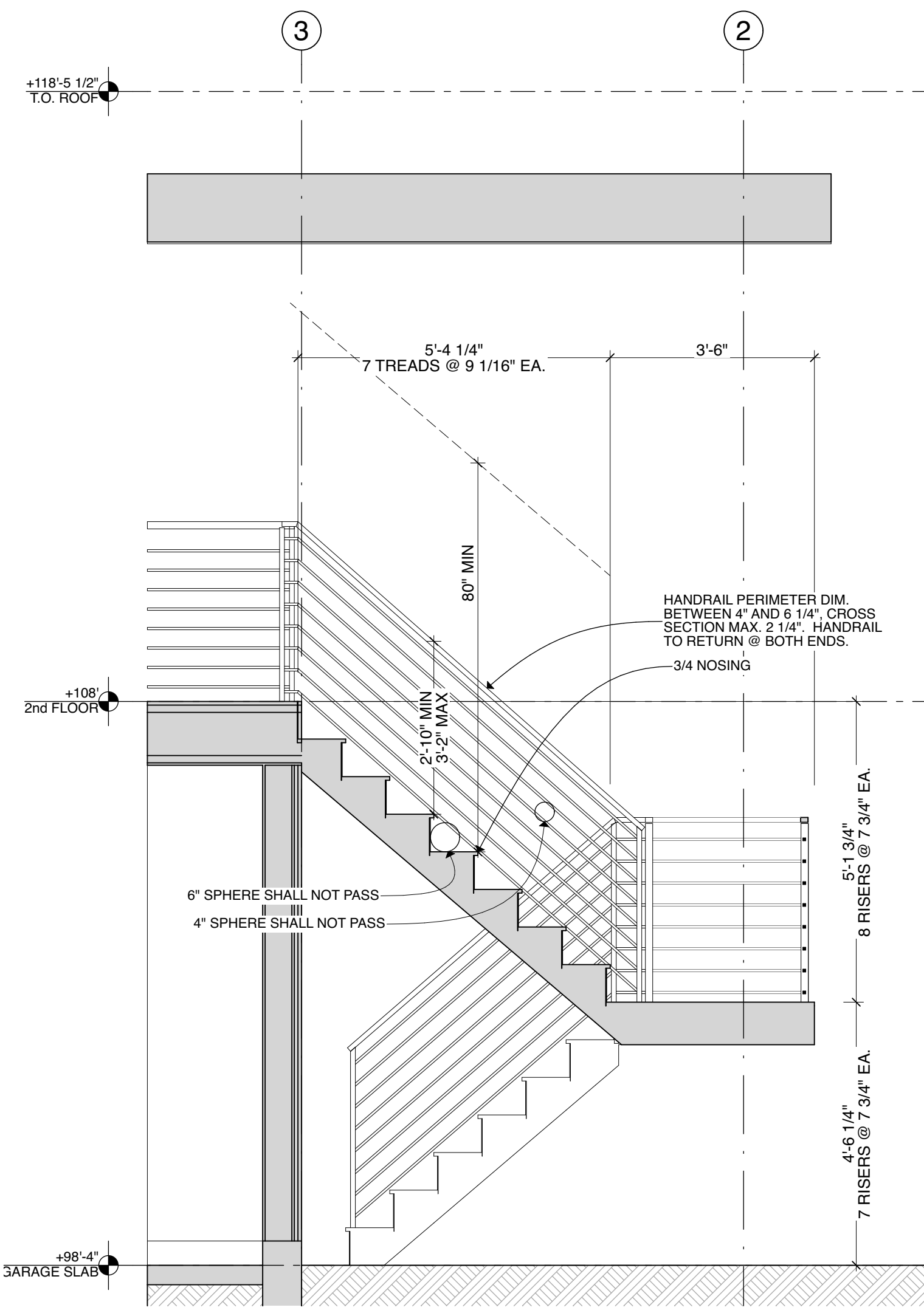


2 PORCH ELEVATION
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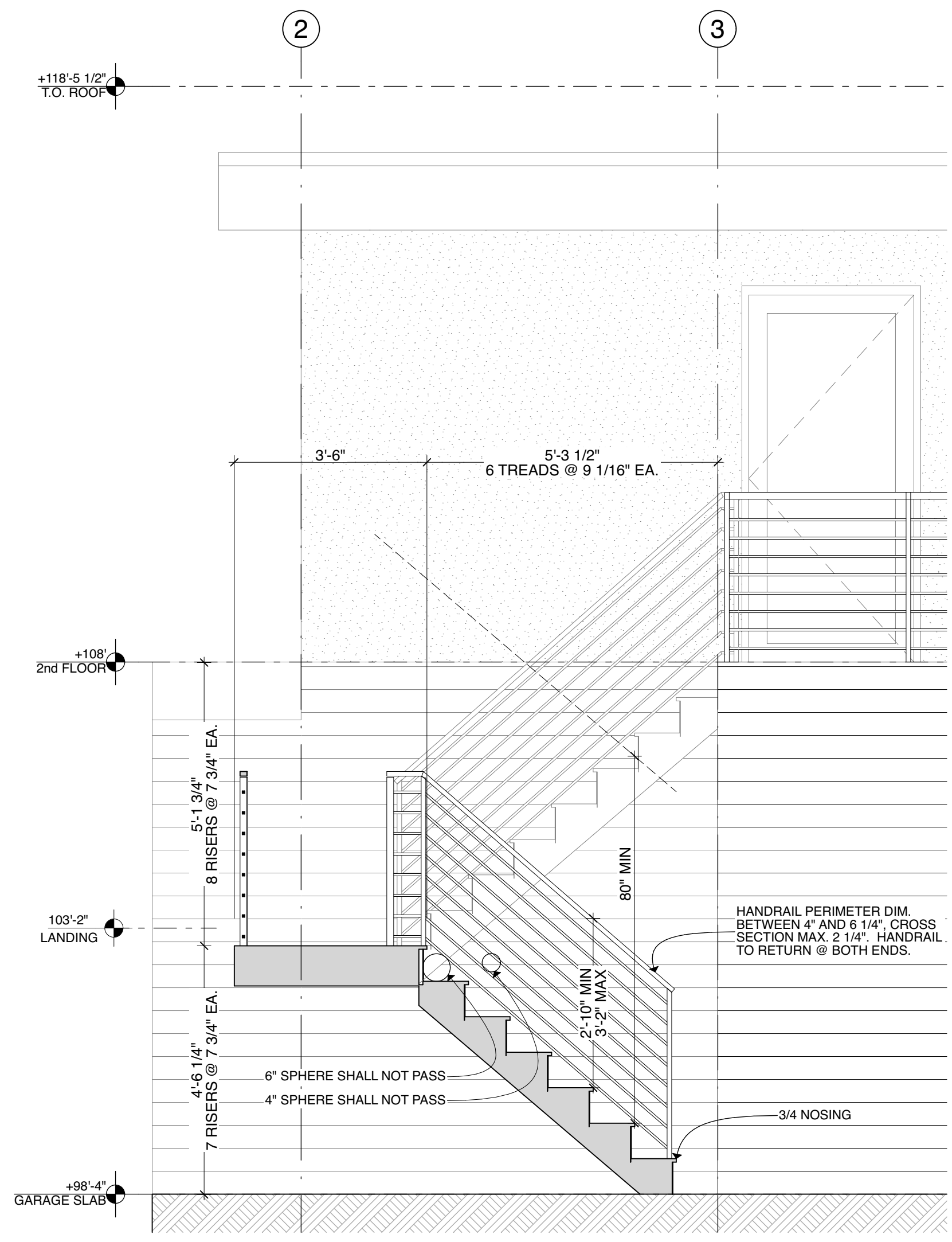
ELEVATION KEYNOTES	
1.	POURED-IN-PLACE CONCRETE
2.	HORIZONTAL SIDING OVER WRB
3.	STUCCO SIDING OVER WRB
4.	GUARDRAIL



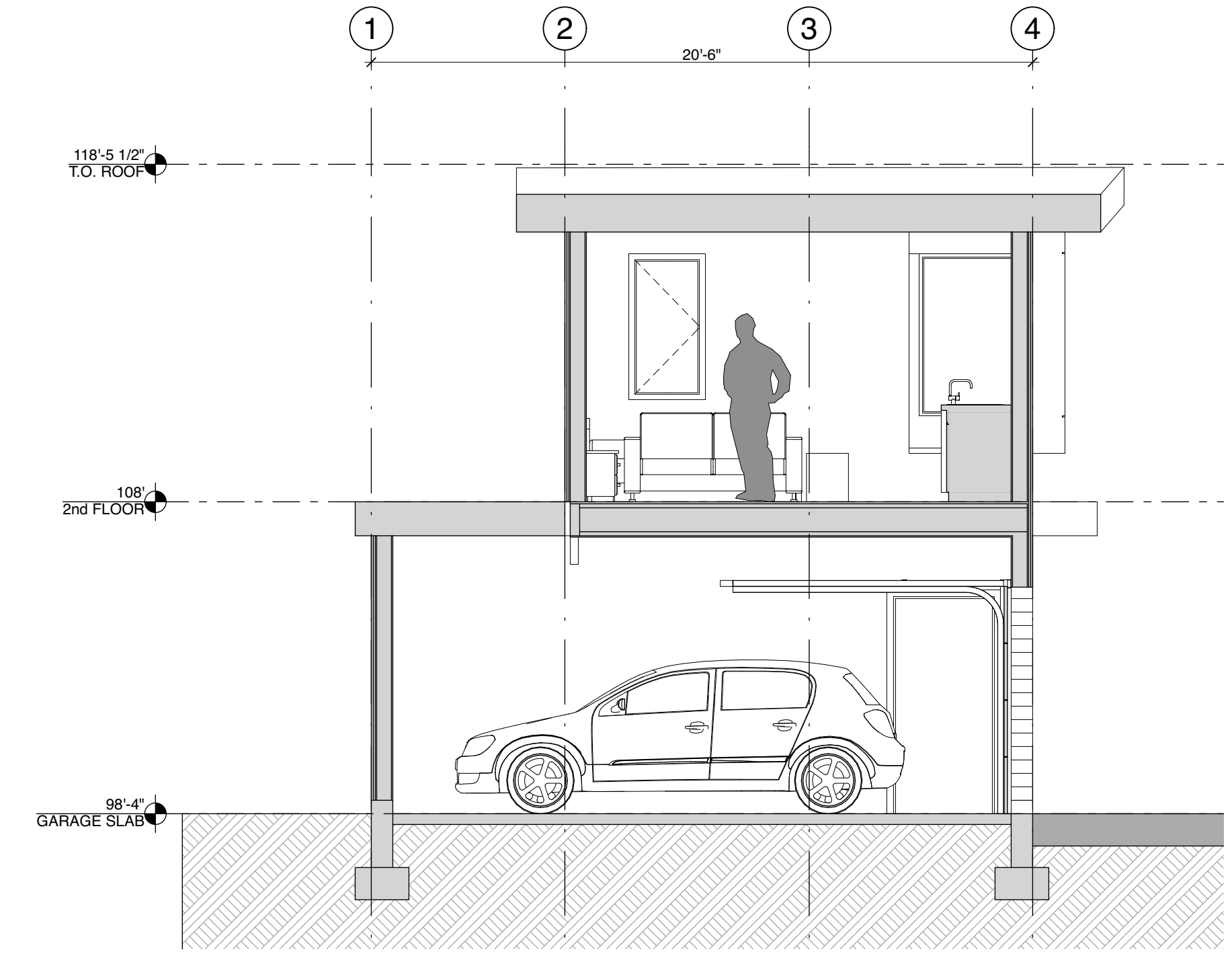
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SCALE: 1/4" = 1'-0"



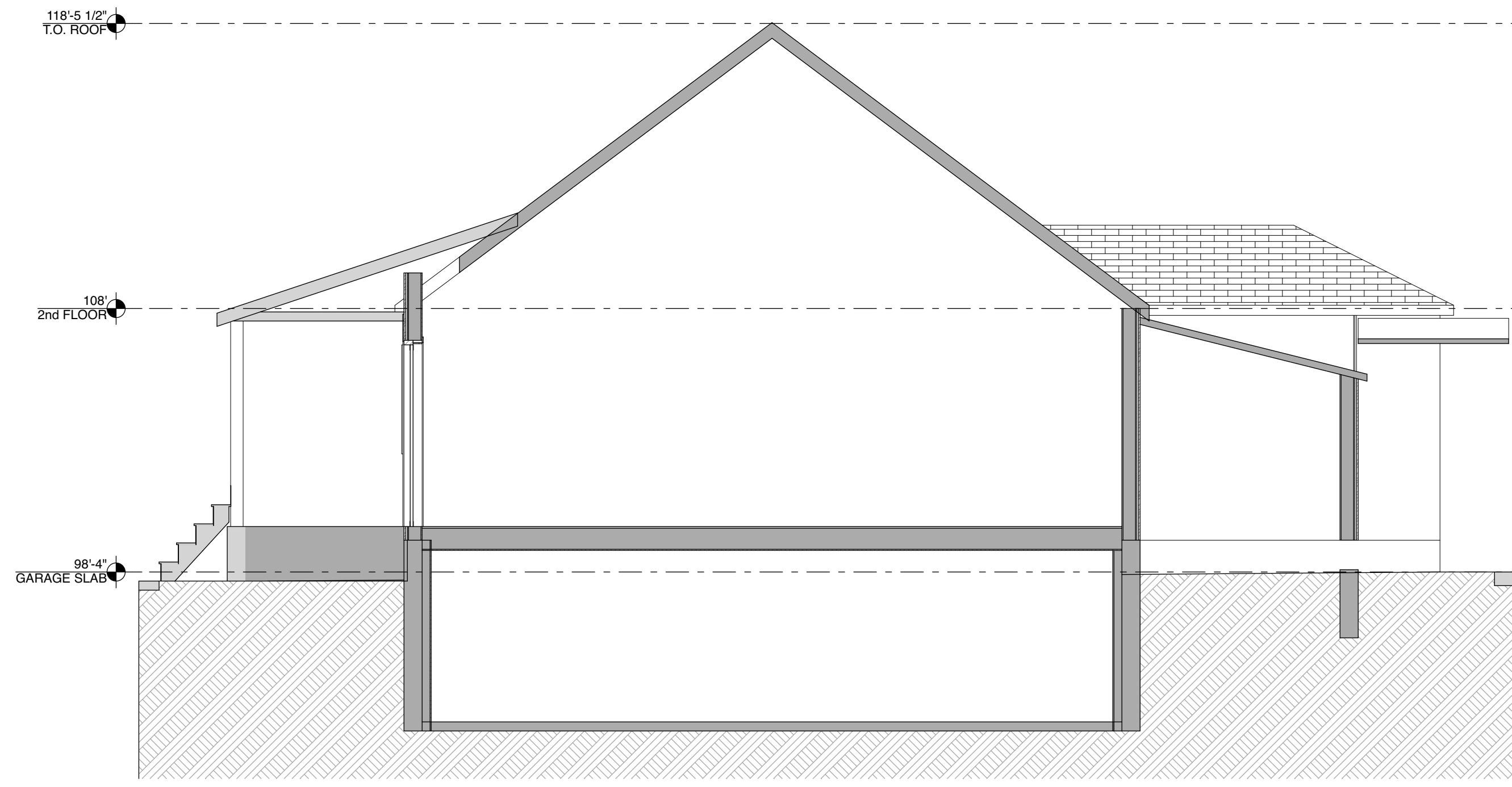
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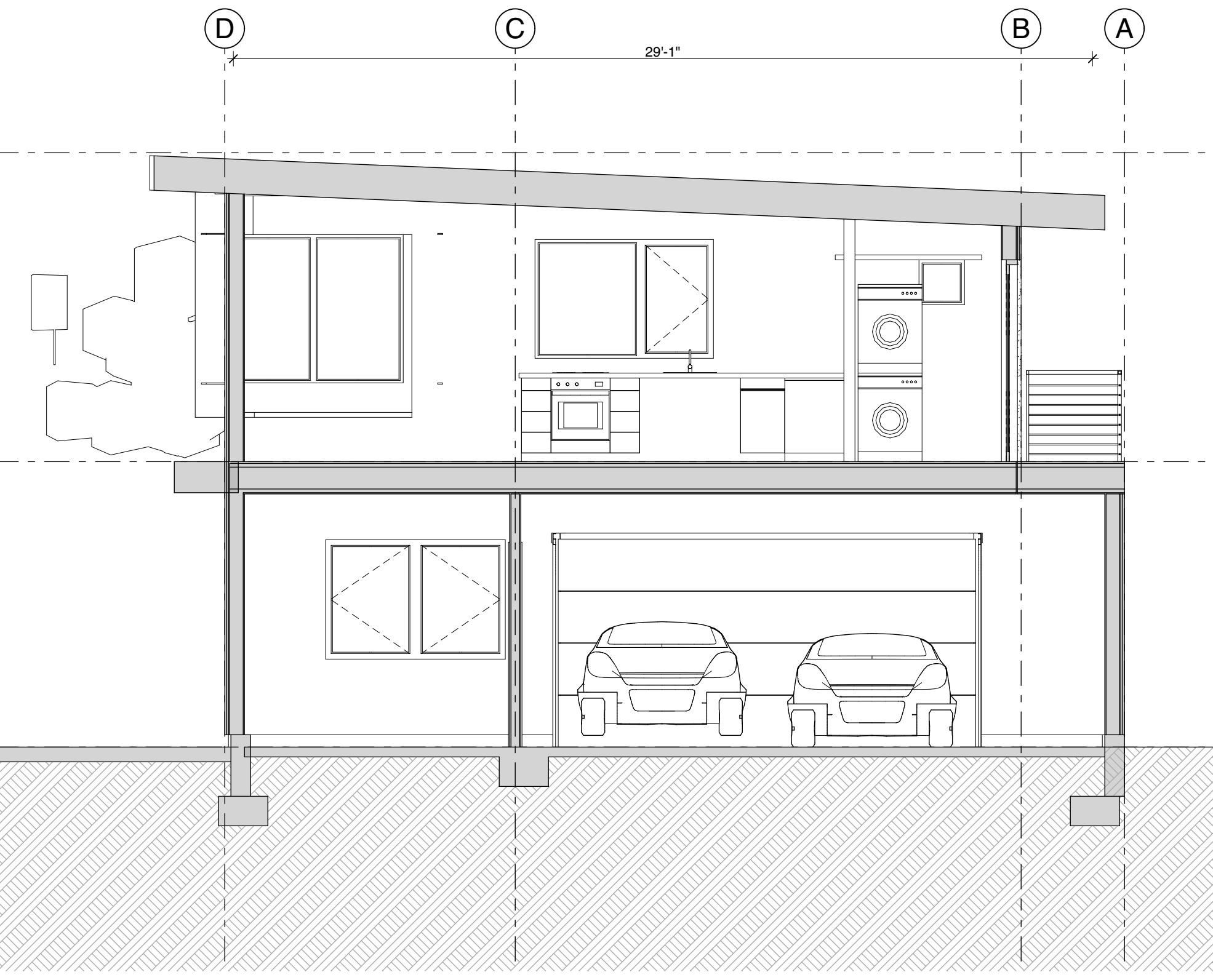
3 LOWER STAIR SECTION
SCALE: 1/2" = 1'-0"



2 NS BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 EW BUILDING SECTION
SCALE: 1/4" = 1'-0"



ATTACHMENT C: SITE PHOTOGRAPHS



Top Left:
Principal Building
from Glendale St

Top Right:
Rear yard facing
toward existing
garage. Garage will be
demolished for the
new garage and ADU.



Bottom Left:
Alleyway adjacent to
rear yard where ADU
is proposed.

Bottom Right:
800 South area where
street parking is
proposed for the ADU.
The curb cut shown
will lead to the ADU.

ATTACHMENT D: ANALYSIS OF STANDARDS - ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
<p>Size A [detached] ADU shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet (SF).</p>	<p>Principal dwelling is approximately 1,230 SF.</p> <p>Fifty percent (50%) of principal dwelling equals approximately 615 SF.</p> <p>Proposed ADU is approximately 428 SF.</p>	<p>Complies</p>
<p>Maximum Coverage The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</p>	<p>Lot size is approximately 5,444 SF.</p> <p>Forty percent (40%) of the lot is approximately 2,177 SF.</p> <p>Primary Dwelling: 1,230 SF Proposed ADU/Garage: 577 SF Proposed Exterior Star: 38 SF Total Coverage: 1,845 SF</p> <p>The surface coverage of all principal and accessory buildings (including the proposed ADU) is approximately 34% of the lot.</p>	<p>Complies</p>
<p>Building Height Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.</p>	<p>The proposed structure containing the ADU has a shed style roof. Height of proposed ADU shed roof is approximately 20' – 1/2".</p> <p>The height of the principal building is approximately 20'-1 1/2".</p> <p>The proposed ADU meets the minimum setbacks for additional height.</p>	<p>Complies</p>
<p>Side or Rear Yard Setbacks A second story addition to an existing accessory building is permitted provided the second story</p>	<p>Side [North] Lot Line: 10 feet Side [South] Lot Line: 15 feet Rear (alley) [West] Lot Line: 4' to stairs/ 10' to ADU</p>	<p>Complies</p>

<p><i>has a minimum setback of ten feet (10') from a side or rear property line and the second story addition complies with all applicable regulations for accessory dwelling units located on a second floor of a detached accessory building. If the side or rear lot line is adjacent to an alley, the setback may be reduced to four feet (4').</i></p>		
<p>Separation <i>All ADUs [located in an accessory building] shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</i></p>	<p>The proposed ADU is approximately 42 feet from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately 50 feet.</p>	<p>Complies</p>
<p>Entrance Locations <i>The entrance to an ADU in an accessory building shall be located:</i></p> <p>(1) <i>Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line.</i></p>	<p>The entrance for the proposed ADU is oriented towards the rear [west] property line. The entrance is approximately 10'-4" from the rear property line.</p>	<p>Complies</p>
<p>Requirement for Windows <i>Windows on an accessory building containing an ADU shall comply with the following standards:</i></p> <p>(1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i></p> <p>(2) <i>Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</i></p> <p>(3) <i>Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</i></p>	<p>There are several windows on all elevations. The proposed windows are similar in size and profile as the windows found on the principal structure.</p> <p>There are no windows proposed within ten feet (10') of a side or rear property line.</p>	<p>Complies</p>

<p>Parking <i>An ADU shall require a minimum of one on-site parking space. The parking requirement may be waived if:</i></p> <p><i>(1) Legally located on street parking is available along the street frontage of the subject property; or</i></p> <p><i>(2) The subject property is located within one-quarter (1/4) mile of a transit stop.</i></p>	<p>The principal dwelling would have two off-street parking spaces in new detached 2-car garage below the ADU with access from 800 South.</p> <p>The proposal would provide one on-street parking space on 800 South approximately 15 feet from the ADU. A UTA bus stop is also located .24 miles from the proposed ADU on 1000 West.</p>	<p>Complies</p>
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ATTACHMENT E: ANALYSIS OF STANDARDS – CONDITIONAL USE

21A.54.080: Standards for Conditional Uses

A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: The proposed ADU use is located in the R-1/5,000 zoning district, which allows for an ADU to be approved through the conditional use process, subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in [Attachment D](#), the ADU complies with the requirements of 21A.40.200.

Finding: The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The proposed ADU use is a small residential unit that should be readily compatible with surrounding uses, which are all single-family homes. The proposed ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the principal dwelling on the property.

Finding: The proposed use is compatible with the surrounding uses.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The proposal is located in the Low-Density Residential neighborhood as established by the West Side Master Plan. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/5,000 Single-Family Residential.

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods. 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.

The purpose of accessory dwelling units are to:

- 1) Create new housing units while respecting the appearance and scale of single-family residential development;
- 2) Provide more housing choices in residential districts;

- 3) Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
- 4) Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households;
- 5) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
- 6) Broaden the range of affordable housing throughout the City;
- 7) Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption;
- 8) Support transit-oriented development and reduce auto usage by increasing density near transit; and
- 9) Support the economic viability of historic properties and the City's historic preservation goals by allowing accessory dwellings in historic structures.

The proposed ADU is consistent with the West Side Master Plan, which outlines ADU's as a tool to provide a variety of housing options in single family neighborhoods.

The proposal is also consistent with the goals and policies outlined in ***Growing SLC: A Five Year Housing Plan*** which aims to increase housing options, promote diverse housing stock, and allow for additional units while minimizing neighborhood impacts.

Finding: The uses are consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Effects Determination analysis below).

21A.54.080B: Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Standards	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5,000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in Attachment D .
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	Complies	The uses are located in an area zoned and designated by the associated master plan for low density residential. This land use designation allows moderate sized lots (i.e., 5,000-8,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-

		family attached and detached dwellings as permissible on a single residential lot subject to zoning requirements.
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;	Complies	Uses surrounding the subject property are generally single-family residential properties. The residential lots in this area are large enough to provide separation between the proposed ADU and the principal dwelling on the property as well as adjacent primary residences. The proposal complies with the size requirements for an ADU, which can be up to 50% of the footprint of the primary house up to 650 SF and is compatible with the scale of surrounding accessory buildings and adjacent uses.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	As discussed above, the scale of the proposal is compatible with the principal dwelling on the property as well as surrounding structures. The proposal also meets the building footprint and height requirements for an ADU. An ADU may have a maximum height of 17 feet; however, there is a height exception if the existing building height of the home exceeds 17 feet, then the ADU may be also exceed 17 feet but limited to 24 feet for a pitched roof, not to exceed the building height of the existing home, with additional setback requirements. The proposed ADU has a shed roof with a building height of approximately 20' which is less than the overall height of the principal dwelling and meets the additional setback requirements.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	Complies	The proposal would utilize the same concrete driveway and curb cut in the corner side yard. The proposed ADU would utilize on-street parking. The proposal would not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	The proposed ADU would be accessible from 800 South/the corner side yard. It is not anticipated that the proposed ADU would create any adverse impacts in terms of motorized, nonmotorized and pedestrian traffic.

7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The site is designed for pedestrian and bicycle access. There is a path from proposed concrete driveway/pad to 800 South.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	There is vehicular access to the site. No unreasonable impacts to the service level of the adjacent streets is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code;	Complies	Parking for the ADU is proposed on-street adjacent to the ADU.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities department comments will need to be addressed at the time of Building Permit review.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies	The proposed ADU may result in increased activity in the rear yard of the subject property. This must be taken into account for potential impacts to the abutting properties that appear to be single family residences. There is an existing six-foot (6') high wooden fence along the south lot line that would provide screening from the adjacent property. In addition, the property is buffered by an alleyway and 800 South.
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;	Complies	The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The property is not located within a Local Historic District and the proposal does not involve removal or any historic resources or structures.

Finding: In analyzing the anticipated detrimental effects of the proposed ADU, Staff finds that with the conditions identified in the analysis, the request complies with the criteria listed above.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Public Notice:

- Early notice of application mailed on August 14, 2020
- Public hearing notice mailed on January 29, 2021
- Public hearing sign posted on the property on January 29, 2021
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 29, 2021

Public Comments:

As of the publication of this Staff Report, Staff has received one comment over the phone that had general questions regarding the proposal and did not indicate a position. Staff also received one email comment in support of the request.

Any public comments received up to the public hearing meeting will be forwarded to the Planning Commission and included in the public record.

From: [Kyle Deans](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Feb 10 PC meeting
Date: Thursday, January 28, 2021 3:04:58 PM

I fully support the approval of the ADU being requested at 722 S Glendale St. ADU's provide additional housing opportunities within the city, and provide a diversity for neighborhoods. These additional residential dwellings bring more residents to the City, resulting in more vibrant neighborhoods.

Kyle Deans
Salt Lake City Resident

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Fire (Doug Bateman at douglas.bateman@slcgov.com)

Provide a site plan showing the location and distances of required fire hydrants that provide the required fire flow. Fire hydrants shall be located within 600-feet of all first story exterior portions of the structure. Measurements are made from the hydrant and around the structures following the drive routes; in straight lines and right angle.

Public Utilities (Jason Draper at Jason.draper@slcgov.com)

- The ADU must connect to the main house water service.
- A new sewer lateral may be installed or the ADU may connect to the existing.
- If the sewer is connected to the existing the existing line will need to be inspected via video inspection with a public utilities inspector onsite to verify the condition.
- New sewer must be at least 10 feet from any water lines.
- The ADU sewer must gravity drain at least the kitchen and one bath. Ejector pumps are not allowed for an entire residence.
- Conditional use does not provide utilities development permit or a building permit. Plans must be submitted for review and approval.

Building (Tim Burke at Tim.Burke@slcgov.com)

- A formal submittal for plan review is required. This is only a cursory review.
- All drawings are currently noted "Not for Construction". This needs to be removed prior to formal review.
- The north exterior walls are less than 5' from the PL and need to be 1hr. fire rated. See our Accessory structure handout on our webpage: http://www.slcdocs.com/building/Accessory_Bldgs_SingleFamily_Dist_7-2019.pdf
- Complete the Sheet Index on the Cover Sheet.
- Mechanical, electrical and plumbing designs must be included