



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, AICP, Principal Planner, eric.daems@slcgov.com or 801-535-7236
Date: July 31, 2019
Re: Accessory Dwelling Unit – Conditional Use (PLNPCM2019-00312)

Conditional Use

PROPERTY ADDRESS: 1978 S Windsor Street
PARCEL ID: 16-17-359-020-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: R-1/7,000 (Single Family Residential)

REQUEST: Dwight Yee, representative for Joseph Wolf, owner of the property, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the single-family home at 1978 Windsor Street. The property is located in the R-1/7,000 single-family residential zoning district which requires conditional use approval from the Planning Commission for the construction of an ADU.

RECOMMENDATION: Planning Staff finds the project generally meets the applicable standards of approval for an ADU and therefore recommends the Planning Commission approve the Conditional Use.

ATTACHMENTS:

- A. Vicinity Map
- B. Plan Set
- C. Property and Vicinity Photos
- D. ADU Zoning Standards
- E. Conditional Use Standards
- F. Public Process & Comments
- G. Department Review Comments

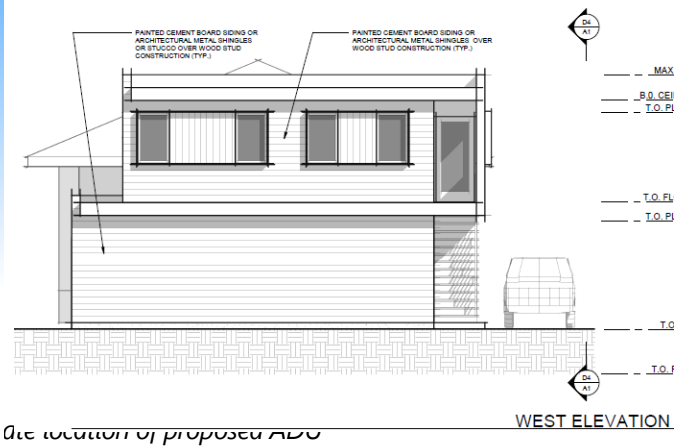
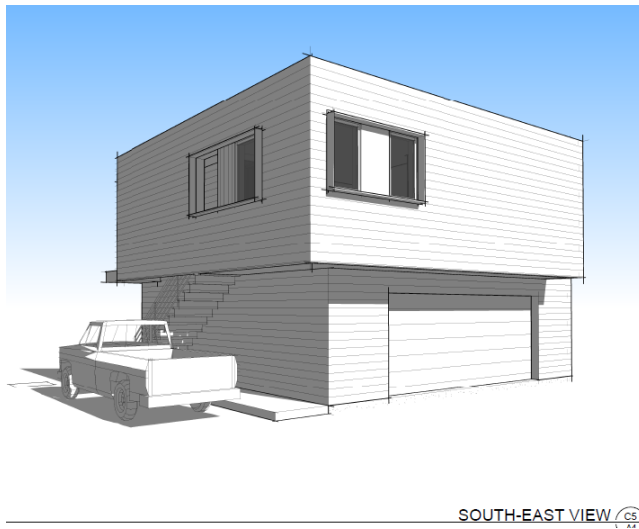
PROJECT DESCRIPTION:

This proposal is for the construction of a detached ADU which will be located to the rear of the single-family home at 1978 S Windsor Street. The detached structure will include a two-car garage for the main home, with the one-bedroom ADU located above. The property is 7,841 square feet and the main home is 1,675 square feet. The proposed ADU will be 637 square feet.

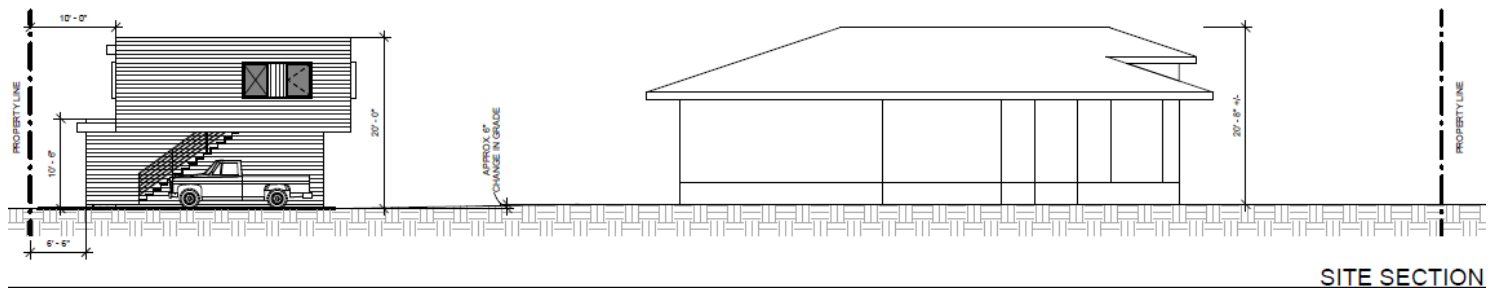
The structure is proposed as a simple modern design with a flat roof. The second story is cantilevered to create additional setbacks from the adjoining properties and to allow for the integration of an exterior stairwell. The ADU will be 10' from both the side and rear property lines. One parking stall for the ADU is proposed adjacent to the structure even though the property is located within a 1/4 mile of a fixed transit stop and would not require additional parking. The parking would be accessed from the main driveway for the property off Windsor Street. The building is proposed with a height of 20', where the main home is 20' 8". The primary exterior material will be fiber-cement siding with casement

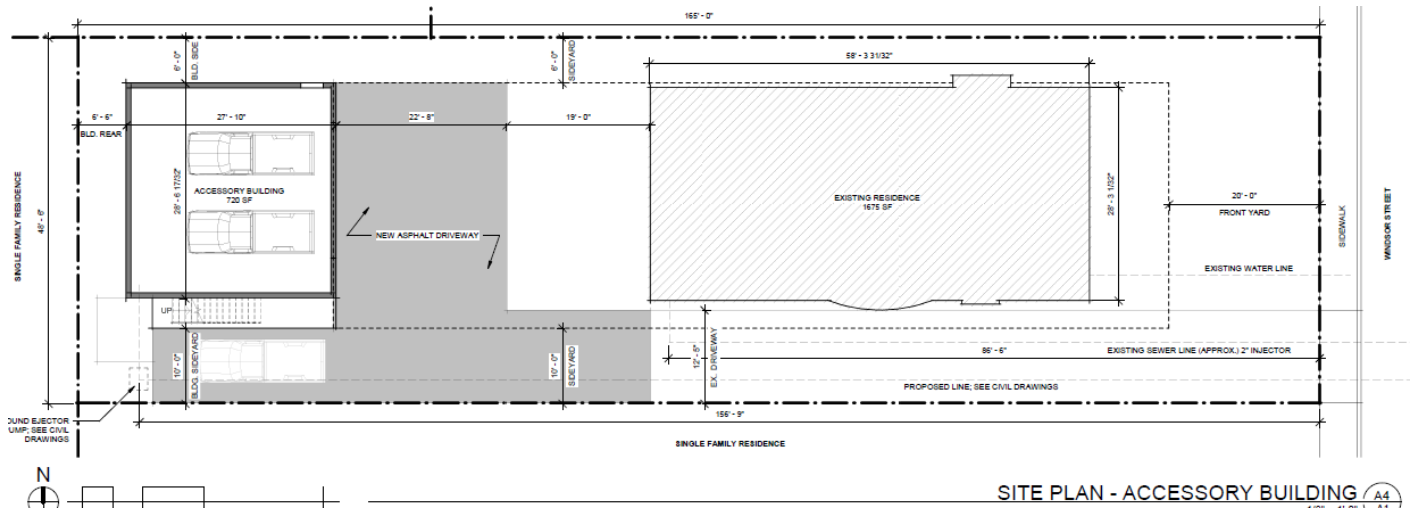
windows. The entrance to the ADU is provided by a stairwell that is partially exposed at the ground level and faces the rear of the property.

The property is located on a spur of Windsor Street which terminates with a secondary entrance to a nearby apartment complex to the north. The adjacent area includes single-family homes, apartments, a healthcare facility to the east, and commercial properties.



Conceptual renderings submitted with application. Front elevation facing rear of home (left), view of west elevation (right) site section (below)





Proposed site plan

PLANNING COMMISISON REVIEW:

The property is in the R-1/7,000 zoning district, which is a single-family zoning district. A Conditional Use process is required for any ADU's located in a single-family zone. For complete analysis and findings in relation to the Conditional Use standards please refer to Attachment E.

NEXT STEPS:

Approval of Conditional Use

If the request is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all the conditions of approval are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance.

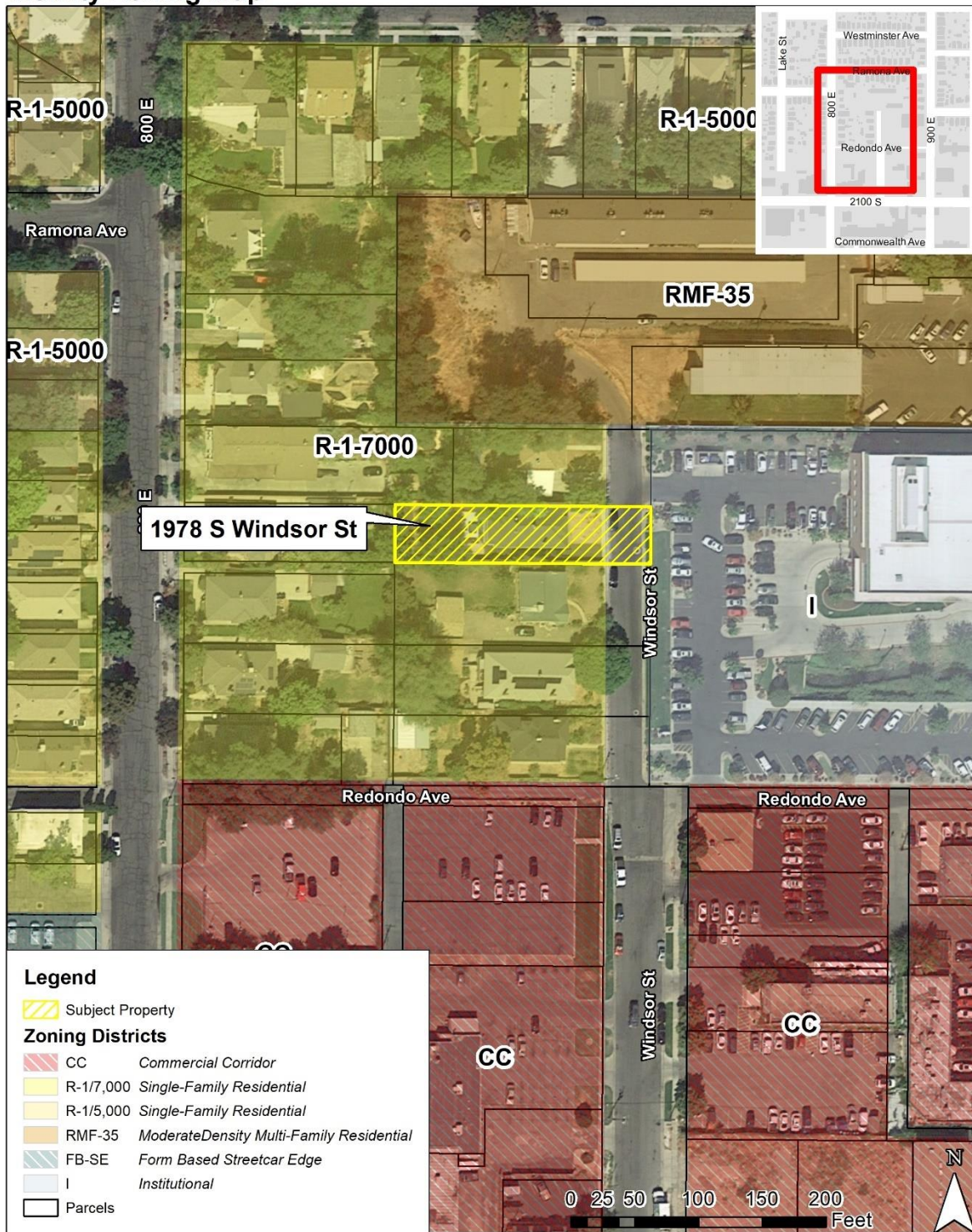
Denial of Conditional Use

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 the Planning requests are denied, the applicant would not be able to construct an ADU. An accessory structure could still be constructed on the property subject to meeting zoning requirements, however, it could not be used as an accessory dwelling. Accessory structures in the R-1/7,000 zoning district must be located a minimum of 1 FT from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 FT to the midpoint or 12 FT for a flat roof.

ATTACHMENT A – VICINITY MAP

Vicinity Zoning Map



Salt Lake City Planning Division, 4/12/2019

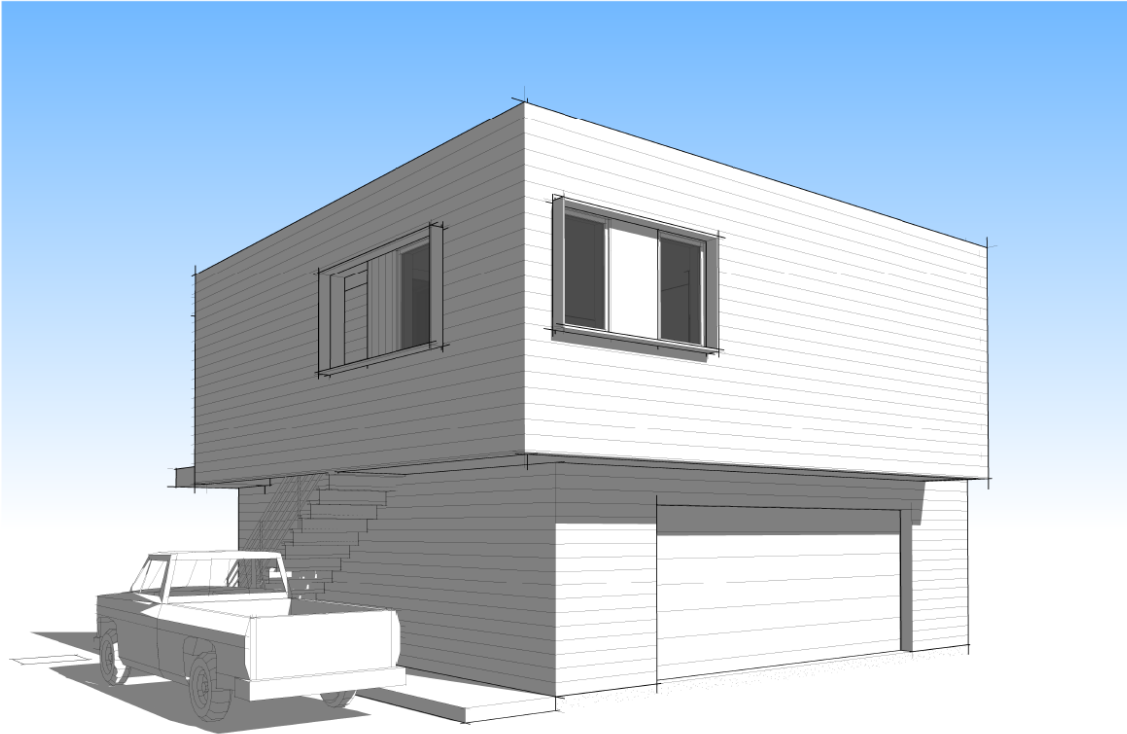
ATTACHMENT B – PLAN SET

WINDSOR STREET ADU

1978 Windsor Street Salt Lake City UT 84105

OWNERS: Joseph Wolf

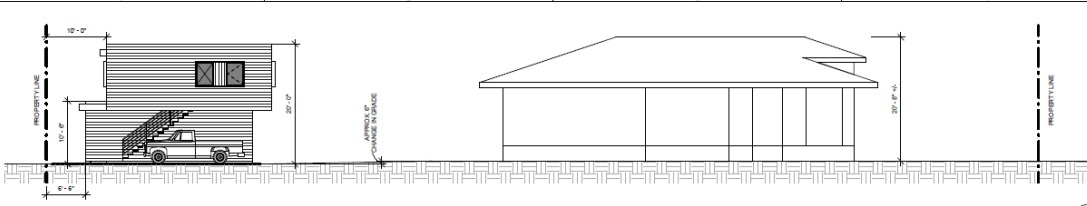
CONDITIONAL USE | 03.30.2019



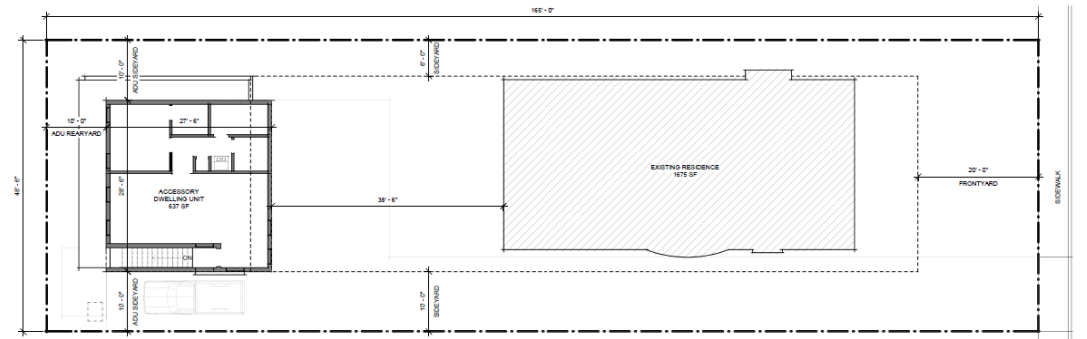
DRAWING LIST	
Sheet Number	Sheet Name
A0	COVER SHEET
A1	ARCHITECTURAL SITE PLAN
A2	FLOOR PLANS
A3	ELEVATIONS - OPTION A
A4	SECTION & VIEWS - OPTION A
C102	CIVIL SITE PLAN
C001	CIVIL DETAILS

CODE & ZONING ANALYSIS:

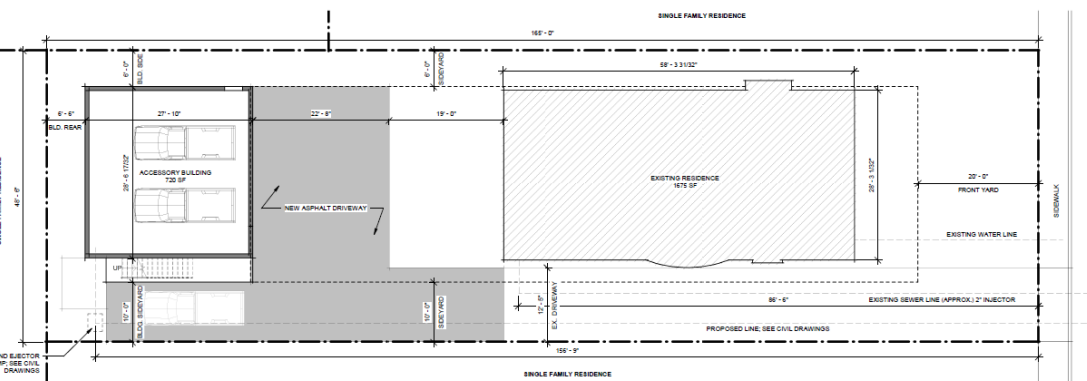
APPLICABLE CODES PER SALT LAKE CITY BUILDING DEPARTMENT	
• 2014 INTERNATIONAL RESIDENTIAL CODE (IRC)	
• 2014 NATIONAL BUILDING CODE (NBC)	
• 2014 INTERNATIONAL PLUMBING CODE (IPC)	
• 2014 INTERNATIONAL MECHANICAL CODE (IMC)	
• 2014 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) FOR RESIDENTIAL	
SALT LAKE CITY ZONING:	
PROJECT INFORMATION:	
• 1878 WINDSOR STREET SALT LAKE CITY, UTAH 84105	
• PARCEL 1811391200	
• LEGAL DESCRIPTION: COU 24 RDS W & 2 AB RDS N FR 88 COU LOT 19 BLK 2 S	
• AC PLAT AND FIELD SURV 15 RDS S & 8 FF S 10 RDS N & 8 FF 10 RDS N & 8 FF 10 RDS N	
• 1022-4732 1021-6862 1023-8235 1028-4863 1028-2218 1028-4722 1021-6862	
PROJECT DESCRIPTION:	
• ADDITION OF DETACHED ACCESSORY BUILDING WITH ACCESSORY DWELLING UNIT. EXISTING RESIDENCE IS NOT INCLUDED IN SCOPE OF WORK.	
ZONING:	
• R-1-7000	
• LOT AREA	7,841 SF OR .18 ACRE
• MINIMUM LOT AREA	7,841 SF OR .18 ACRE
• LOT WIDTH	50'
• MINIMUM LOT WIDTH	50'
• EXISTING LOT WIDTH	48'-6"
• LOT DEPTH	167'
• EXISTING LOT DEPTH	167'
ACCESSORY BUILDING SETBACKS:	
• REAR YARD	MINIMUM REAR YARD - 10' FROM PROP. LINE 10' FROM PRINCIPAL RESIDENCE ON ADJACENT LOT
• PROPOSED REAR YARD	6'-0"
• INTERIOR SIDE YARD	MINIMUM SIDE YARD - 6' ONE SIDE, 10' OTHER
• PROPOSED SIDE YARD	6' NORTH, 10' SOUTH
• BUILDING SIZE	50% OF PRINCIPAL STRUCTURE, 720 SF MAX, 10' SF
• PROPOSED SIZE	837 SF, 720 SF MAX, 10' SF
• BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT - 17' (RITCHED ROOF), 10'-0" (SEE ELEVATION)
• PROPOSED BUILDING HEIGHT	17' (RITCHED ROOF), 10'-0" (SEE ELEVATION)
ACCESSORY DWELLING UNIT SETBACKS:	
• REAR YARD	MINIMUM REAR YARD - 4'-0" FOR BUILDING HEIGHT TO EQUAL PRINCIPAL RESIDENCE, 10'
• PROPOSED REAR YARD	10'
• INTERIOR SIDE YARD	MINIMUM SIDE YARD - 4'-0" FOR BUILDING HEIGHT TO EQUAL PRINCIPAL RESIDENCE, 10'
• PROPOSED SIDE YARD	10'
• BUILDING SIZE	MAXIMUM SIZE - 600 SF, 637 SF
• PROPOSED SIZE	637 SF
• BUILDING HEIGHT	PRINCIPAL BUILDING HEIGHT - 30'-0" (SEE ELEVATION), 20'-0" (SEE ELEVATION)
• PROPOSED BUILDING HEIGHT	20'-0" (SEE ELEVATION)
BUILDING COVERAGE:	
• MAXIMUM COVERAGE	40% (PRINCIPAL + ACCESSORY STRUCTURES)
• PRINCIPAL STRUCTURE	145 SF
• ACCESSORY BUILDING/ADU	720 SF
• EXISTING TOTAL COVERAGE	2,395 SF
• EXISTING LOT AREA	7,841 SF
• EXISTING BUILDING COVERAGE	2,395 SF / 7,841 SF = 31%



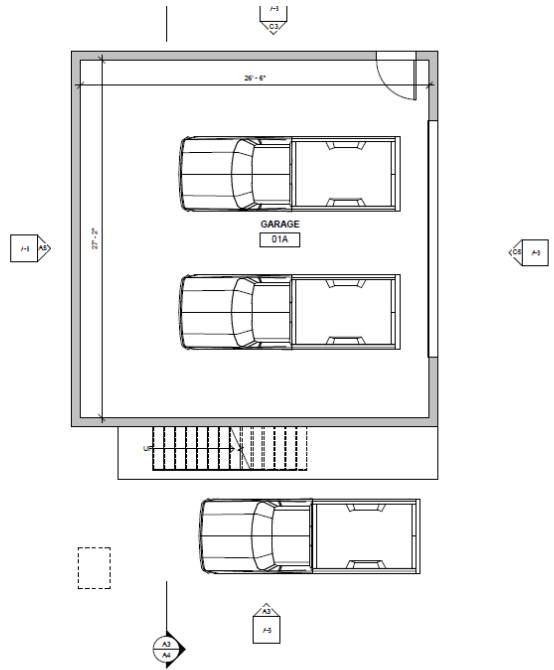
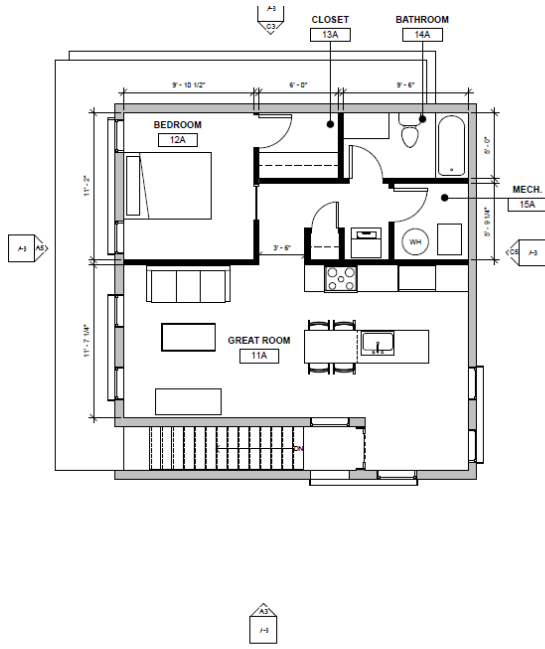
SITE SECTION D4
1/8" = 1'-0" A1



SITE PLAN - ADU B4
1/8" = 1'-0" A1

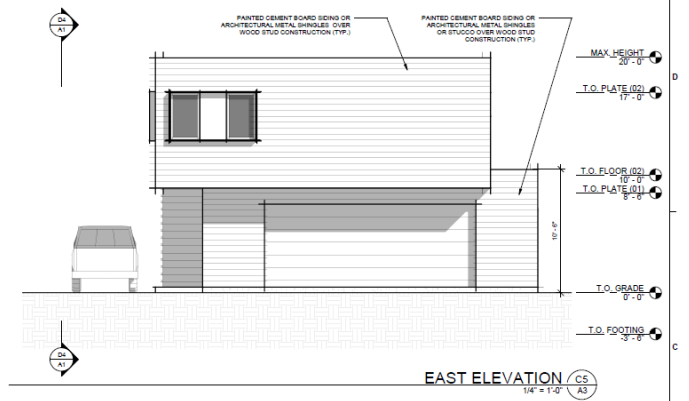
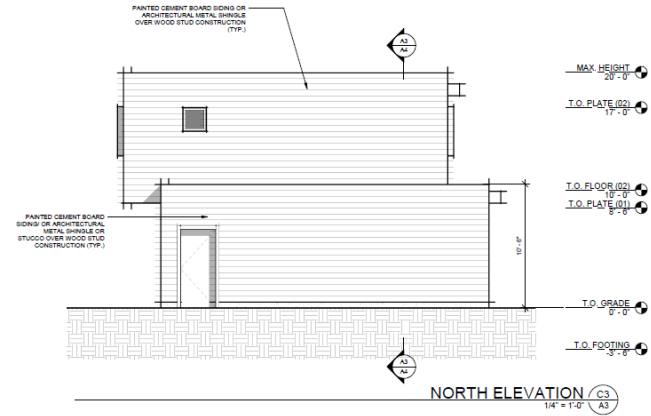


SITE PLAN - ACCESSORY BUILDING A4
1/8" = 1'-0" A1



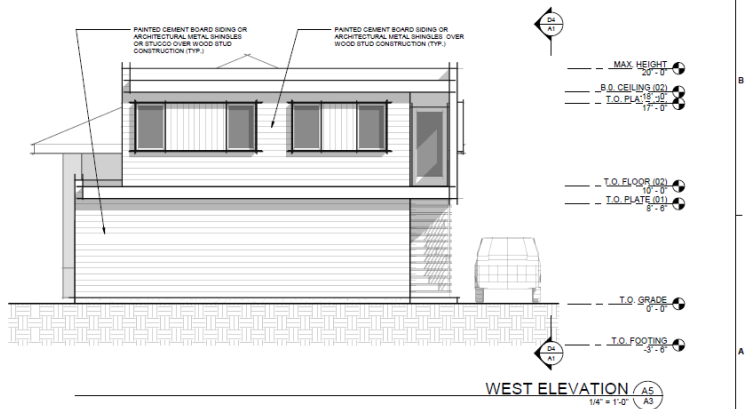
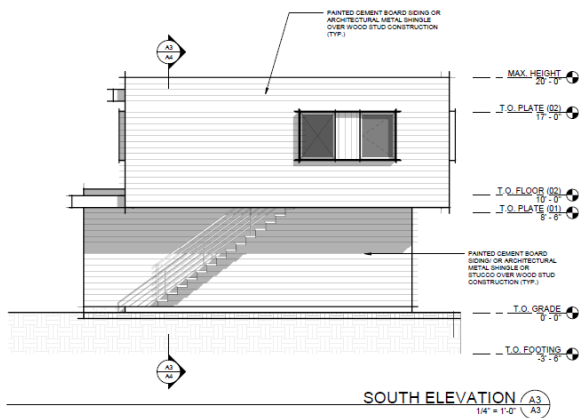
ADU FLOOR PLAN (A3/A2)
1/4" = 1'-0"

GARAGE FLOOR PLAN (A5/A2)
1/4" = 1'-0"



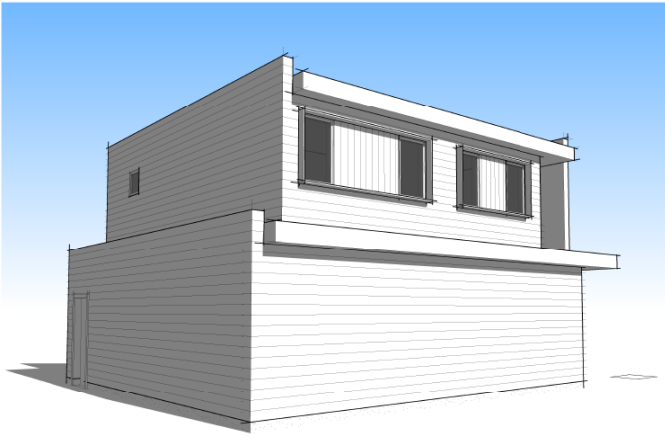
NORTH ELEVATION (C3/A3)
1/4" = 1'-0"

EAST ELEVATION (C5/A3)
1/4" = 1'-0"

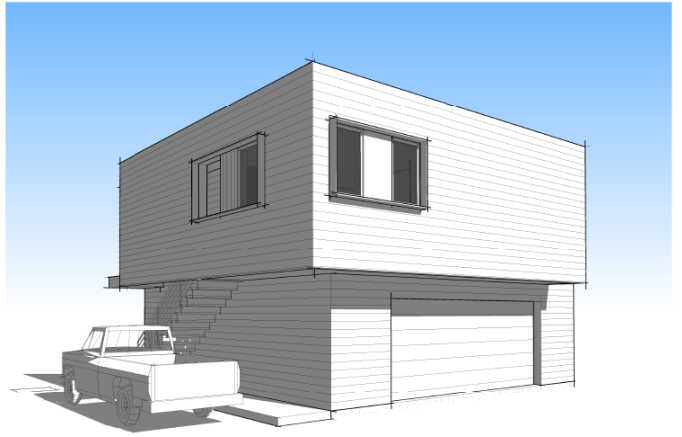


SOUTH ELEVATION (A3/A3)
1/4" = 1'-0"

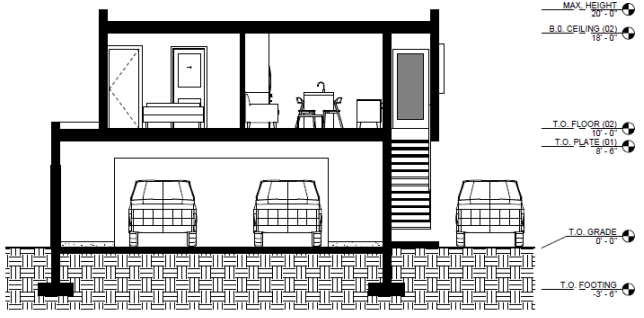
WEST ELEVATION (A5/A3)
1/4" = 1'-0"



NORTH WEST VIEW C3
A4

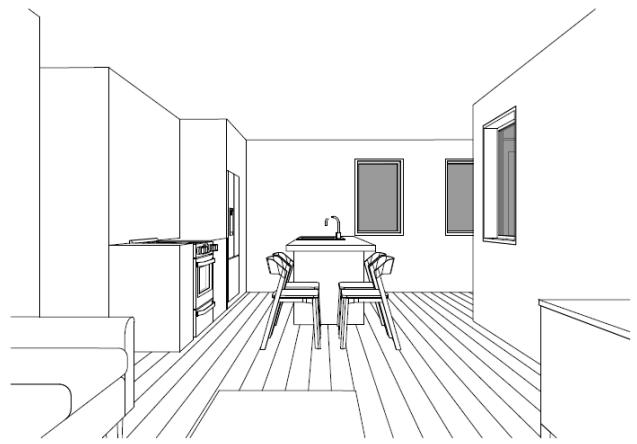


SOUTH-EAST VIEW C5
A4



- MAX. HEIGHT 20'-0"
- B.O. CEILING (02) 18'-0"
- T.O. FLOOR (02) 10'-0"
- T.O. PLATE (01) 8'-0"
- T.O. GRADE 0'-0"
- T.O. FOOTING -3'-0"

N-S SECTION A3
A4
1/4" = 1'-0"



INTERIOR VIEW A5
A4

ATTACHMENT C – PROPERTY AND VICINITY PHOTOS



Primary house on the subject property – View looking west



Surrounding development on the west side of Windsor Street



ATTACHMENT D – ZONING STANDARDS FOR ADU’S

21A.40.200 – Accessory Dwelling Units

ADU STANDARDS	PROPOSED	COMPLIES Y/N
<p>SIZE ADU footprint can be 50% of the footprint of the primary house up to a maximum of 650 SF.</p>	<p>Primary house is approximately 1,675 SF</p> <p>The footprint of the proposed ADU is approximately 637 SF</p>	<p>Complies</p>
<p>MAXIMUM COVERAGE The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.</p>	<p>Lot size is 7,841 SF. 40% of the lot is 3,136 SF.</p> <p>Primary House - 1,675 SF Proposed ADU/Garage - 720 SF Total coverage - 2,312 SF.</p> <p>The surface coverage all principal and accessory buildings (including the proposed ADU) is 31% of the lot.</p>	<p>Complies</p>
<p>HEIGHT 17' or the height of the single-family dwelling on the property, whichever is less.</p> <p>*If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24' if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4' if the side or rear lot line is adjacent to an alley.</p>	<p>Height of house: 20' 8" Height of proposed ADU: 20'</p> <p>*The single-family dwelling on the property is taller than 17', so the applicant can request an ADU with a height equal to the height of the house on the property.</p>	<p>Complies</p>
<p>SETBACKS Minimum of 4' from any side or rear lot line.</p>	<p>The ADU is proposed to be cantilevered so that it is located 10' from the side and rear setbacks. The garage which it will sit upon is located within 6' of the side (north) and rear (west) property lines.</p>	<p>Complies</p>
<p>SEPARATION Located 10' from any primary dwelling on the property or adjacent property</p>	<p>Located approximately 47' from the primary house on the property and the closest house on an adjacent property is approximately 38'.</p>	<p>Complies</p>

<p>ENTRANCE LOCATIONS The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> • Facing an alley, public street, or facing the rear façade of the single-family dwelling on the same property, unless located at least 10' from property lines 	<p>The ADU is located at least 10' from all property lines and the entrance will face the rear of the property to allow for an open stairwell to the ADU and to provide additional wall space for a window to face the rear of the single-family home.</p>	<p>Complies</p>
<p>REQUIREMENTS FOR WINDOWS</p> <ul style="list-style-type: none"> • Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. 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. • 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. 	<p>The ADU is located at least 10' from all property lines and will utilize casement windows that are 30" wide by 48" high to meet egress requirements for habitable space.</p> <p>Windows are similar in shape and size to those on the principal structure.</p>	<p>Complies</p>
<p>PARKING Minimum of one parking space on site.</p> <p>*This requirement may be waived if there is legal on street parking along the street frontage of the property OR if it's within ¼ mile of a transit stop.</p>	<p>One parking space provided on site.</p> <p>*On-site parking could be waived because they have one legal street parking space and they are also located within ¼ mile of transit.</p>	<p>Complies</p>

ATTACHMENT E – CONDITIONAL USE STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: 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-1/7,000 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 is anticipated in the R-1/7,000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property.

Finding: The proposed development and use is generally 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 within the Sugar House Community Master Planning Area. The area is largely comprised of single-family dwellings with architectural styles ranging from cottages to bungalows. The master plan designates the future land use of this area to remain as low density residential. The existing zoning on the property is R-1/7,000, single family residential.

The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. 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 following Residential Land Use Goals included in the Sugar House Community Master Plan:

- Encourage new medium-density housing opportunities in appropriate locations in Sugar House.
- Provide a diversity of housing types, sizes, and prices within the community.

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 Impacts Chart below for details).**

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	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-1/7,000 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 <u>Attachment D</u> .
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., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached

		<p>dwellings as permissible on a single residential lot subject to zoning.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, several residential land use policies in the Sugar House Master Plan and supports goals outlined in Growing SLC: a Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.</p>
<p>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</p>	<p>Complies</p>	<p>Uses surrounding the property are generally single-family residential with some multi-family housing two properties to the north. The lots in this area are generally narrow and deep which provides some separation from the proposed ADU from the house 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.</p>
<p>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</p>	<p>Complies</p>	<p>The ADU will be located to the rear of the property and will not be visible from the public realm. The ADU will be slightly shorter than the single-family home in front. The scale is similar to that of nearby accessory structures. The main home has a pitched roof, where the ADU will feature a flat roof. The surrounding area includes other accessory structures, commercial buildings, and an apartment building that all have flat roofs. The ADU will include 10' separations from adjoining properties which have existing mature trees and landscaping. The separation and vegetation will serve to screen the building from adjoining residential properties.</p>
<p>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</p>	<p>Complies</p>	<p>The main house on the subject property has a driveway located off Windsor Street. The driveway will serve both the existing home and the proposed ADU and will not impede traffic flows.</p>
<p>6. The internal circulation system is designed to mitigate adverse impacts</p>	<p>Complies</p>	<p>The proposed ADU will use the same driveway as the main home, which will have 2 parking stalls provided below the ADU. The</p>

on adjacent property from motorized, non-motorized, and pedestrian traffic		circulation system will not create any adverse impacts for adjacent properties. The ADU is also located within ¼ mile of a transit stop and has street parking on the street adjacent to the property so off-street parking for the ADU could be waived.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site is designed for pedestrian and bicycle access in that pedestrians and bicycles will be able to access the ADU by the driveway.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	Vehicular access to the site is existing and an additional parking space has been provided on the subject property to accommodate the ADU. The parking space for the ADU will be accessed from the same driveway as the parking for the main home. No unreasonable impact to the service level of the street is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	As discussed in other areas of this analysis, one parking space is provided on the south portion of the parcel adjacent to the proposed ADU and can be accessed from the driveway. Additionally, parking for the ADU could be waived because of the sites close proximity to transit and the on-street parking that is available in front of the property.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The Public Utilities department provided comments on the project. A utility plan will need to be submitted for review and compliance will be ensured during the building permitting process.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The surrounding properties are all residential uses and the proposed use is also residential. The proposed ADU may result in increased activity in the rear yard of the subject property but is located at least 10' from all property lines. The closest primary residence to the subject ADU is approximately 47'.
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 use does not significantly impact sustainability plans. 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 are also residential.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	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 or National 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 use, Staff finds that the request complies with the criteria listed above.

ATTACHMENT G – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- April 12, 2019 – Notice of the project was provided to the Sugar House Community Council as well as property owners and residents within 300 feet of the proposal.
- May 20, 2019 – The applicant and Planning Staff attended the Sugar House Community Council meeting. During the meeting, attendees asked general questions about the ADU height, distance from adjacent property lines, privacy, parking, as well as owner occupancy requirements. A letter of support and summary of the meeting was submitted by the Sugar House Community Council and is included as an attachment to this report.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on July 18, 2019

Public hearing notice posted on July 18, 2019

Public notice posted on City and State websites and Planning Division list serve on July 18, 2019

Public Input:

In addition to the following letter provided by the Sugarhouse Community Council, as of the publication of this Staff Report, Staff has received one phone call in support of the project.

May 29, 2019

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: 1978 Windsor Street Accessory Dwelling Unit
PLNPCM2019-00312



This proposal for a detached Accessory Dwelling Unit was on the May 20 meeting of the Sugar House Community Council Land Use and Zoning Committee. We put flyers on the porches of the neighbors on the block, as well as the block to the west. Several neighbors came, but there was not a lot of discussion. Another neighbor sent an email asking if there was any way to keep them from installing a window that looks directly into her back yard. The few comments received are on the back of this letter.

Dwight Yee was the architect for this project, and he used slides and explained the layout of the ADU, access to the unit, how the parking will work, and the materials to be used. They will be similar to the materials of the house, although he suspected that the colors would be different. One person objected to the modern design, and asked why they couldn't use a pitched roof, to make it more in keeping with the rest of the neighborhood. The answer was that it wouldn't be high enough to be habitable. The regulations state that the height of the ADU cannot exceed the height of the existing home, whichever is less. Further if the home is over 17 feet, the ADU may be 17 feet or up to 24 feet for a pitched roof, or 20 for a flat roof. Perhaps the Commission should monitor these proposals, and if this seems to be a continuing problem, that height might need to be increased to allow for some traditional styles to be built.

There were questions from the audience, and Mr. Yee answered them to their satisfaction. One asked about whether the windows of the ADU were looking into the back yards of the neighboring parcels, which is always a concern. People who have lived someplace for a long time have an expectation of privacy. I advised one neighbor to plant some trees now, so they would be taller by the time this is built.

We were told that the owner of the property will live in the main house. We find that this proposal generally meets all the requirements of the new ordinance, and ask that you approve this request. We know that your approval is the first step, and that the applicant will have to meet all other city requirements such as utilities, etc, before construction can begin. This is a good way for the city to add one more housing unit, while at the same time, the property owner also gains a two-car garage. Whether this unit will be considered "affordable" remains to be seen.

See enclosed comments

COMMENTS FROM THE PUBLIC ABOUT 1978 WINDSOR ADU

From: Chuck Krivanek <CHARLESFKRIVANEK@GMAIL.COM>
Subject: Downington Rezone Website Feedback

Message Body:

I would have loved to hear from the petitioner themselves. Unfortunately, the notice I was sent said the meeting was at 6:30 pm and I sat through an hour of unrelated items before I was told I missed the petitioner because the meeting started at 6pm. I have attempted to reach out to the petitioner directly and have not been able to reach out to him. This causes me concern about this project.

Chuck, I am truly sorry. When I have more than one item I try to put a time on there so people don't have to wait through an item they are not interested in. Tonight the first item got tied up in traffic and was 15 minutes late so we started with the second item because there were already about 10 people there. Next time I will just say 6:00 and people will have to wait, if their item is last. It is hard to know if we will have 8 people or 20 at these meetings.

The architect is Dwight Yee, he presented the project tonight. His email is dwight@processpolic.com phone 607.379.3209 He seemed pretty responsive tonight. If you have comments after talking with him, you can send me an email and I will include your comments in the letter I send to the Planning Commission.

Judi



Chuck Krivanek

May 20, 2019, 8:55 PM (9 days ago)

to me

I'm not sure the owner really lives here. I find it odd that he wasn't there considering he has to live there. I will share this with the city council. It seems a low bar to get an ADU through the council.

From Melissa: Neighbor to the south - Is there anything we can do to get them to not have a window into our backyard?

If any comments are received after publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

ADU 1st REVIEW COMMENTS

PLANNING DIVISION COMMENTS

Comments by: Eric Daems

Email: eric.daems@slcgov.com

Phone: 801-535-7236

Status: Complete

1. No Corrections

PUBLIC UTILITY COMMENTS

Comments by: Jason Draper

Email: jason.draper@slcgov.com

Phone: 801-483-6751

Status: Make Corrections

- Approval of Conditional use does not provide utilities permits or building permits.
- Submit complete building plans including a site development plan. Include existing and proposed utilities.
- Sewer lateral as show is not acceptable. Pressure lines are not allowed in the public way. Policy for ejector pumps is that at least one level must gravity drain to the sanitary sewer.
- Ejector pump should pump to a manhole or cleanout on property and then gravity drain to the public system.
- Sewer laterals must be 10' from water services, meters or laterals and 5' from all other utilities.

BUILDING REVIEW COMMENTS

Comments by: NA

Email: NA

Phone: NA

Status: Pending

No corrections at this point. Comments may be associated with the project at the time of the building permit submittal and review

ZONING REVIEW COMMENTS

Comments by: Alan Michelsen

Email: alan.michelsen@slcgov.com

Phone: 801-535-7142

Status: Complete

No zoning related issues at this time. Comments may be associated with the project at the time of the building permit submittal and review.

ENGINEERING REVIEW COMMENTS

Comments by: Scott Weiler
Email: scott.weiler@slcgov.com
Phone: 801-535-6159
Status: Complete
No objections

TRANSPORTATION REVIEW COMMENTS

Comments by: Michael Barry
Email: michael.barry@slcgov.com
Phone: 801-535-7147
Status: Complete
The off-street parking requirement is satisfied.

FIRE REVIEW COMMENTS

Comments by: Edward Itchon
Email: edward.itchon@slcgov.com
Phone: 801-535-6636
Status: Comments
No Corrections

POLICE REVIEW COMMENTS

Comments by: Scott Teerlink
Email: scott.teerlink@slcgov.com
Phone: 801-799-3631
Status: Complete
No Comments