



# Staff Report

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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To: Salt Lake City Planning Commission

From: Amy Thompson, Senior Planner, [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) or 801-535-7281

Date: Published February 21, 2019

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2018-00999)

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## Conditional Use

**PROPERTY ADDRESS:** Approximately 932 E Princeton Avenue  
**PARCEL ID:** 16-08-379-011-0000  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** R-1/5000 (Single Family Residential)

**REQUEST:** Mary Richardson, the owner of the property at approximately 932 E Princeton Avenue, is requesting Conditional Use approval to construct an Accessory Dwelling Unit (ADU) to the rear of the house on the property. The property is located in the R-1/5000 (Single Family Residential) zoning district which requires a Conditional Use process for construction of an ADU.

**RECOMMENDATION:** Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the ADU with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

1. Existing chain link fence on the subject property along interior side yard/shared property lines will be replaced with fencing that provides more privacy than chain link while still allowing some permeability for light/air. Fence height shall meet the requirements of section 21A.40.120 of the Salt Lake City zoning ordinance.
2. Because the east and west elevations of the ADU are within 10 FT of a side property line, the windows on the west and east elevations of the ADU shall use obscured glazing as required by section 21A.40.200.E. Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where egress windows are required.
3. Site plan will be revised to meet requirements from other divisions as outlined in [Attachment H Department Comments](#).
4. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.
5. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply

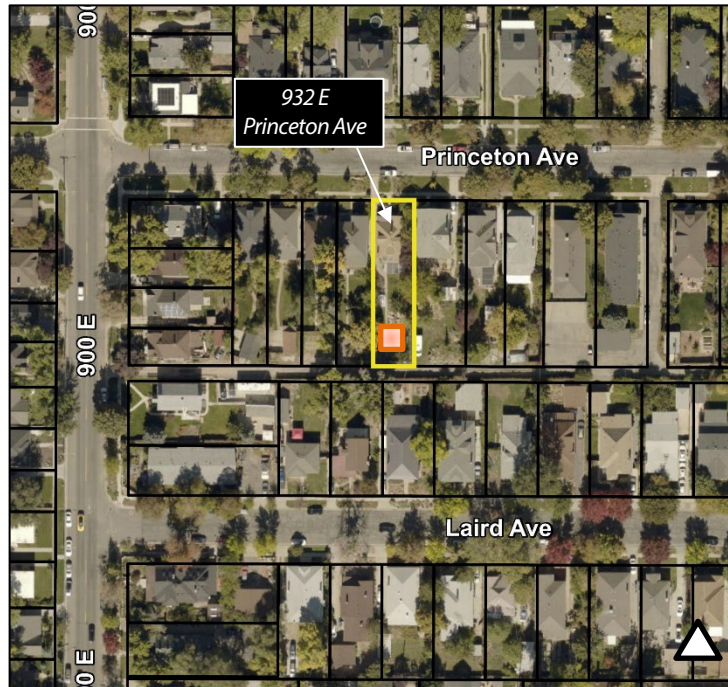
## ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plan Set](#)
- C. [Additional Information Provided by Applicant](#)
- D. [Property and Vicinity Photos](#)
- E. [ADU Zoning Standards](#)
- F. [Conditional Use Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

## PROJECT DESCRIPTION:

The proposed project is for construction of a detached ADU to the rear of the house on the property located at approximately 932 E Princeton Avenue. The proposed ADU has 2 bedrooms and one bathroom, and is approximately 576 SF. There is one on-site parking space that would be accessed from an adjacent rear alley.

The proposed ADU has a gabled roof and a maximum height of 14 FT 7 ¾ IN. The primary exterior building material is a vertical composite wood siding. The casement windows on the proposed ADU are similar in dimension to the main house on the property and smaller clerestory windows are provided on the side elevations to provide for additional light while providing privacy for adjacent properties. The entrance to the proposed ADU is facing the rear alley and includes an awning over the front door and a front porch/entry feature.



 Approximate location of proposed ADU



*Conceptual renderings submitted with application. View front elevation facing alley (left), view of west elevation (right)*

## **PLANNING COMMISISON REVIEW:**

The property is located in the R-1/5000 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 F](#).

## **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.

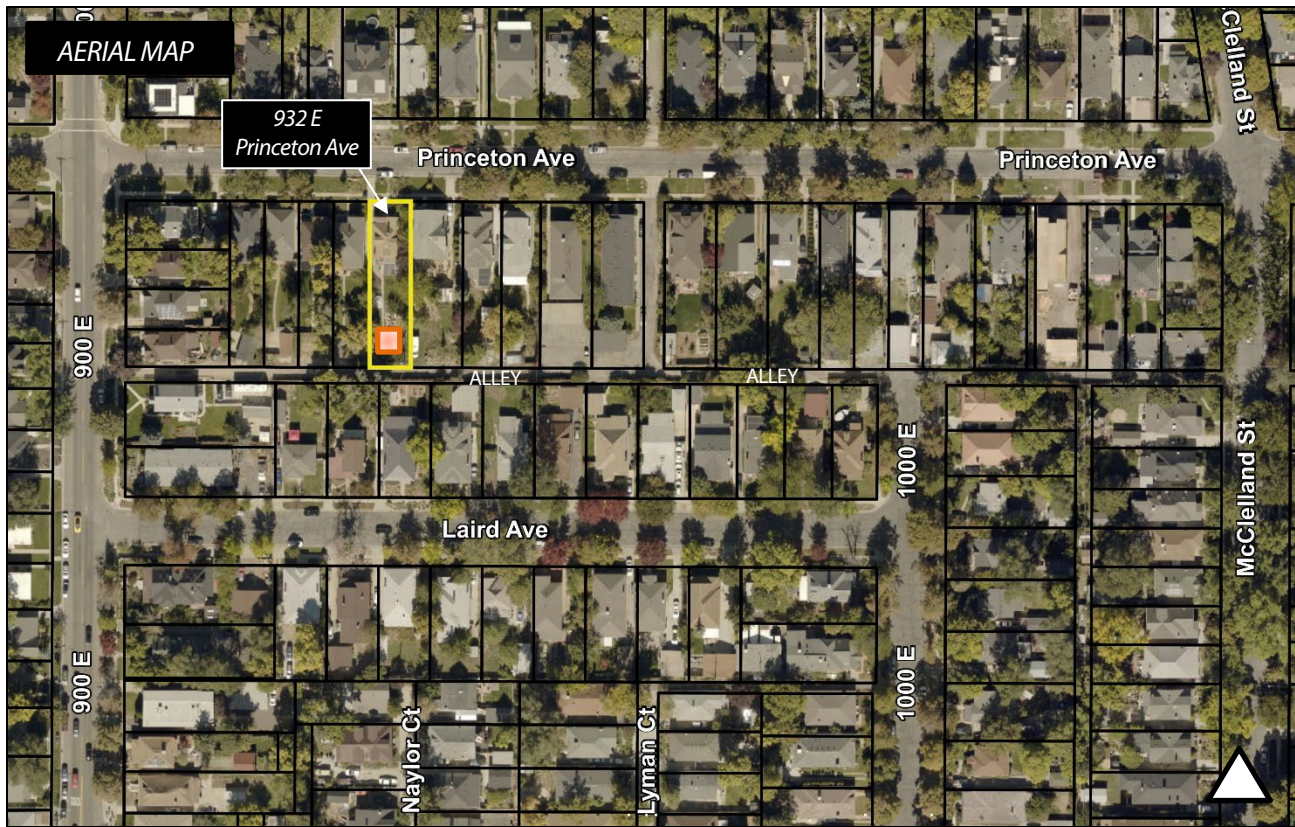
### **Denial of Conditional Use**

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-1/5000 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 MAPS



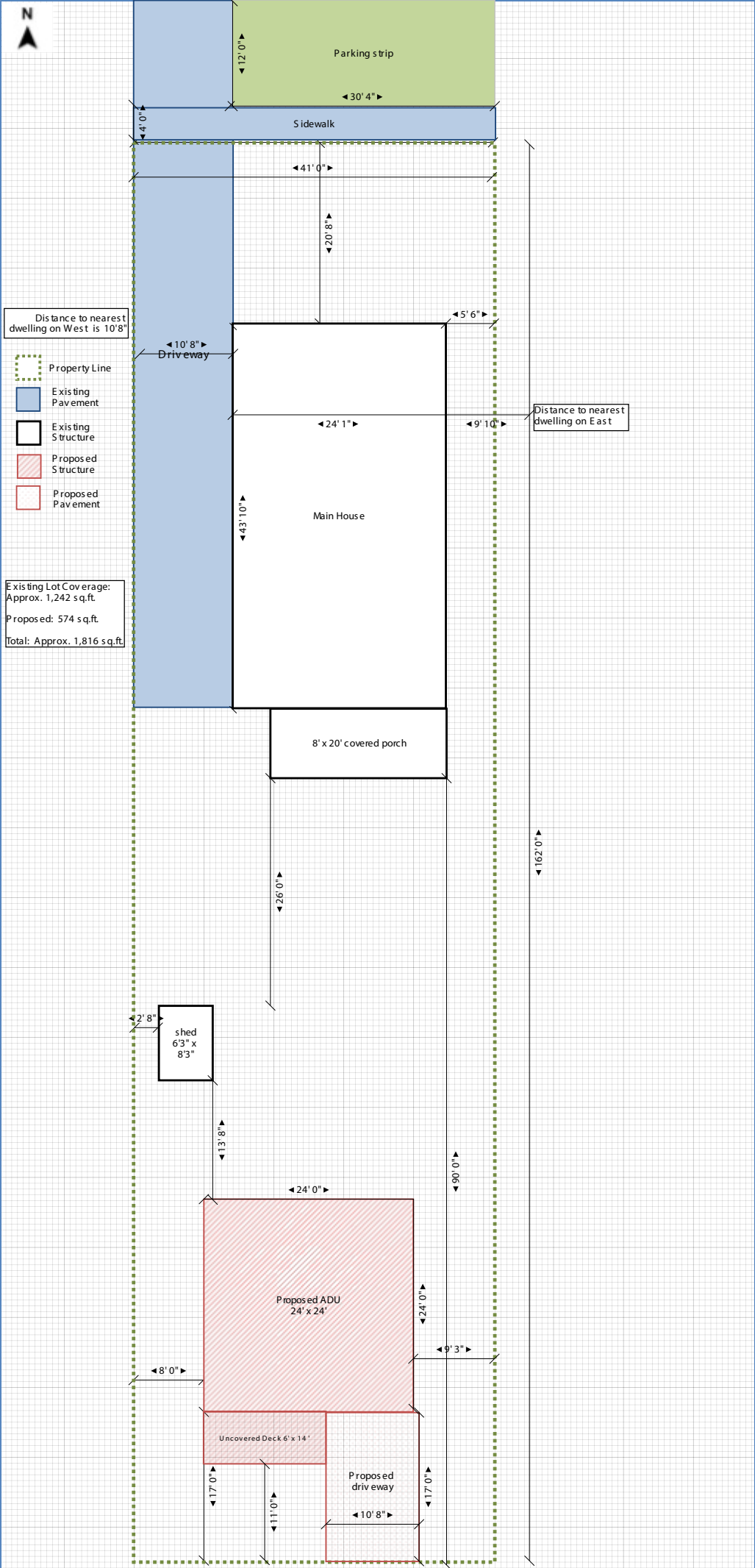
 Approximate location of proposed ADU





## **ATTACHMENT B – PLAN SET**

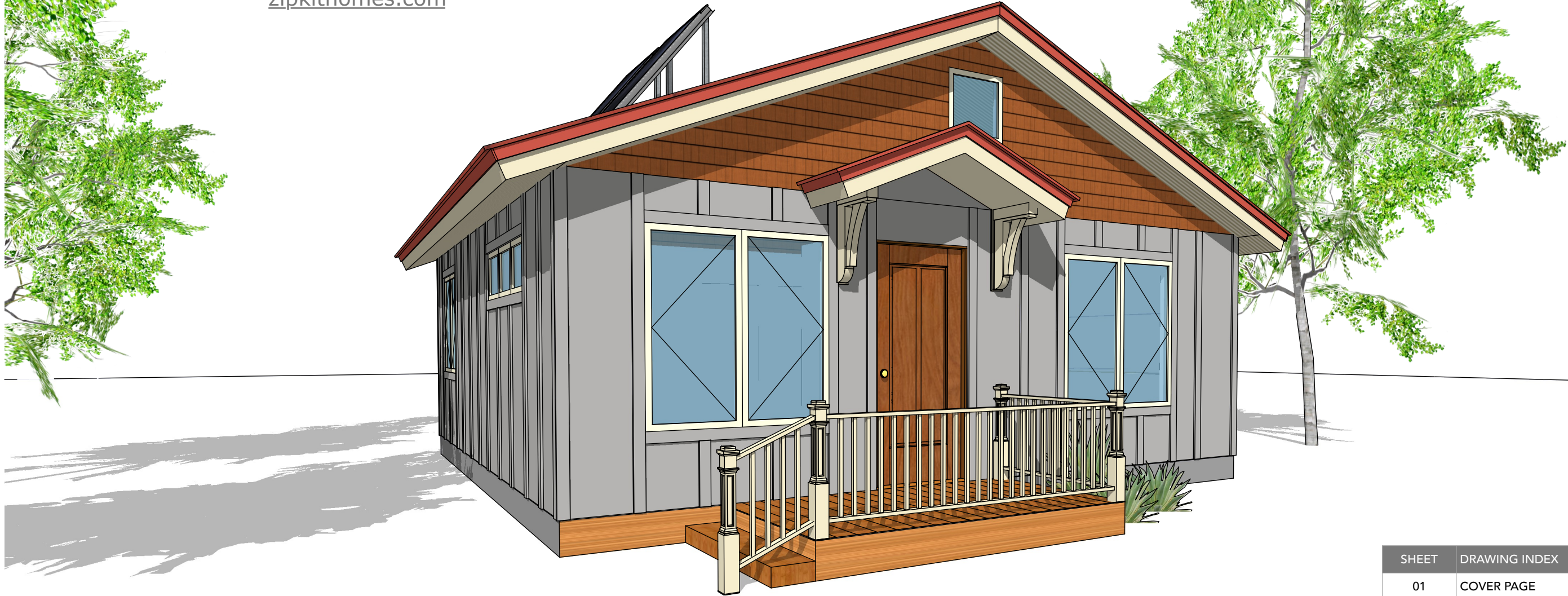
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MARY RICHARDSON  
CONCEPT DRAWINGS

Zip **Kit** Homes  
5547 South 5th Ave  
Pocatello ID 83202  
[zipkithomes.com](http://zipkithomes.com)

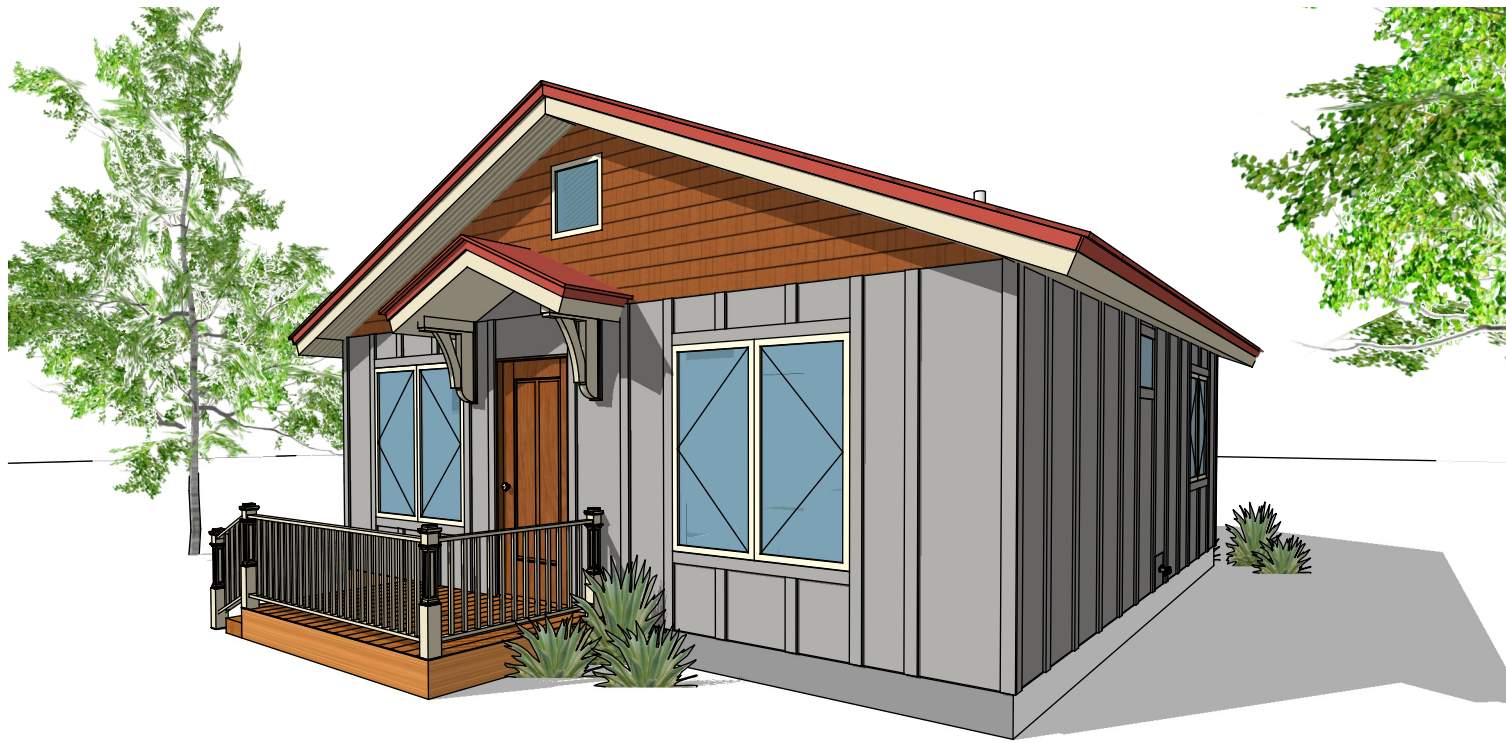


PERSPECTIVE

MAIN FLOOR SQ. FT: 576  
DECKS SQ. FT: 45

SHEET	DRAWING INDEX
01	COVER PAGE
02	PERSPECTIVES
03	FLOOR PLAN
04	FRONT ELEVATION
05	RIGHT ELEVATION
06	LEFT ELEVATION
07	REAR ELEVATION





FRONT RIGHT VIEW



FRONT LEFT VIEW

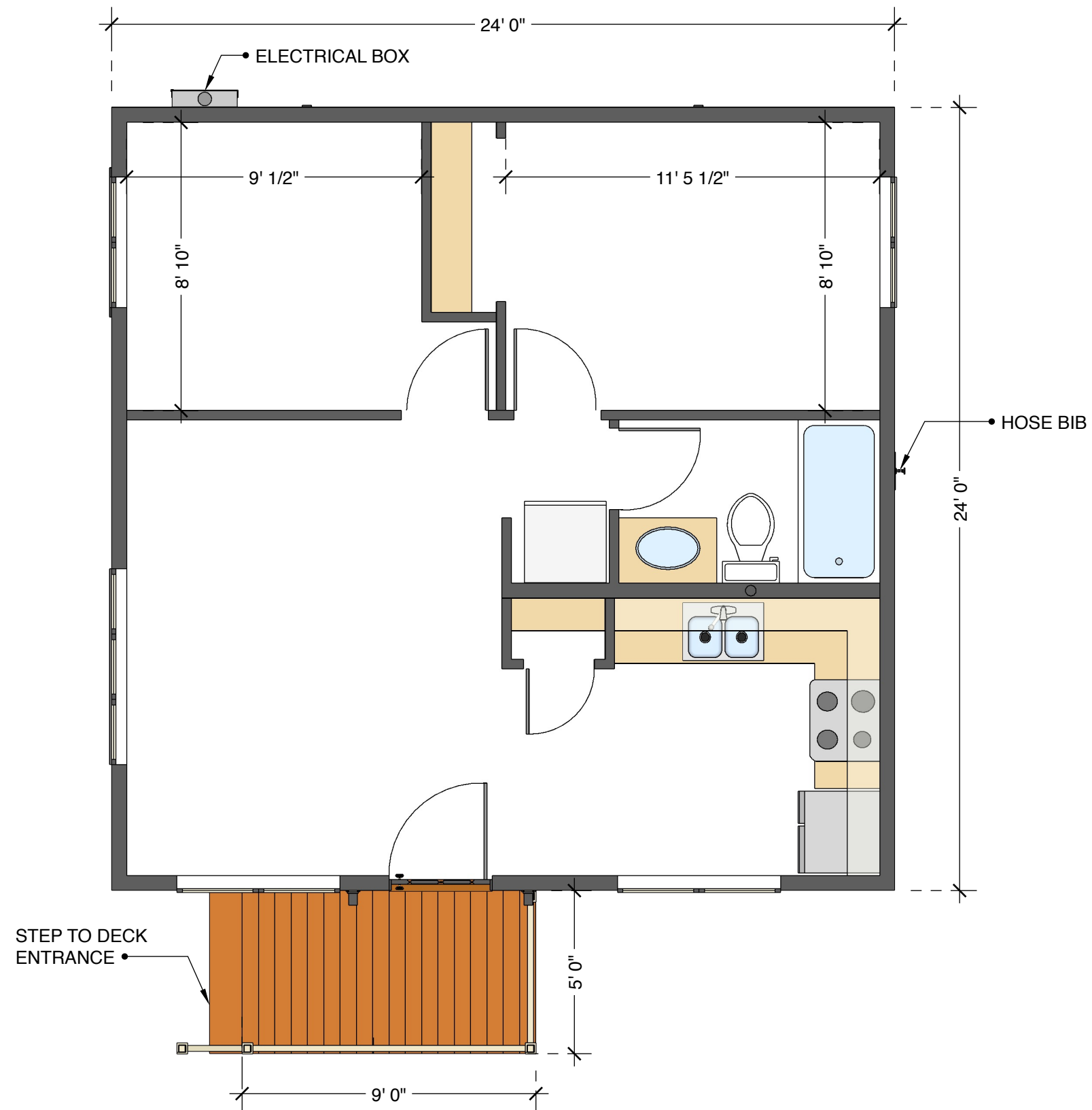


BACK RIGHT VIEW



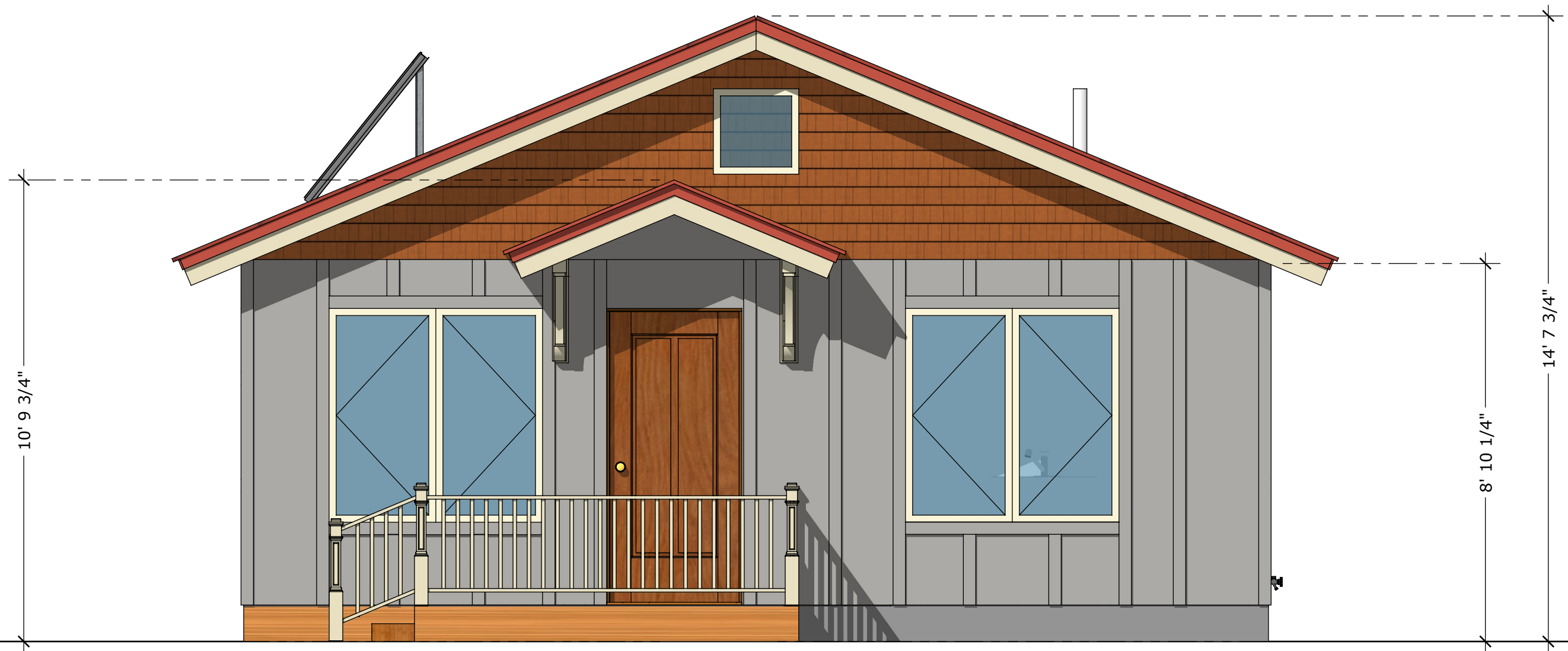
BACK LEFT VIEW





FLOOR PLAN

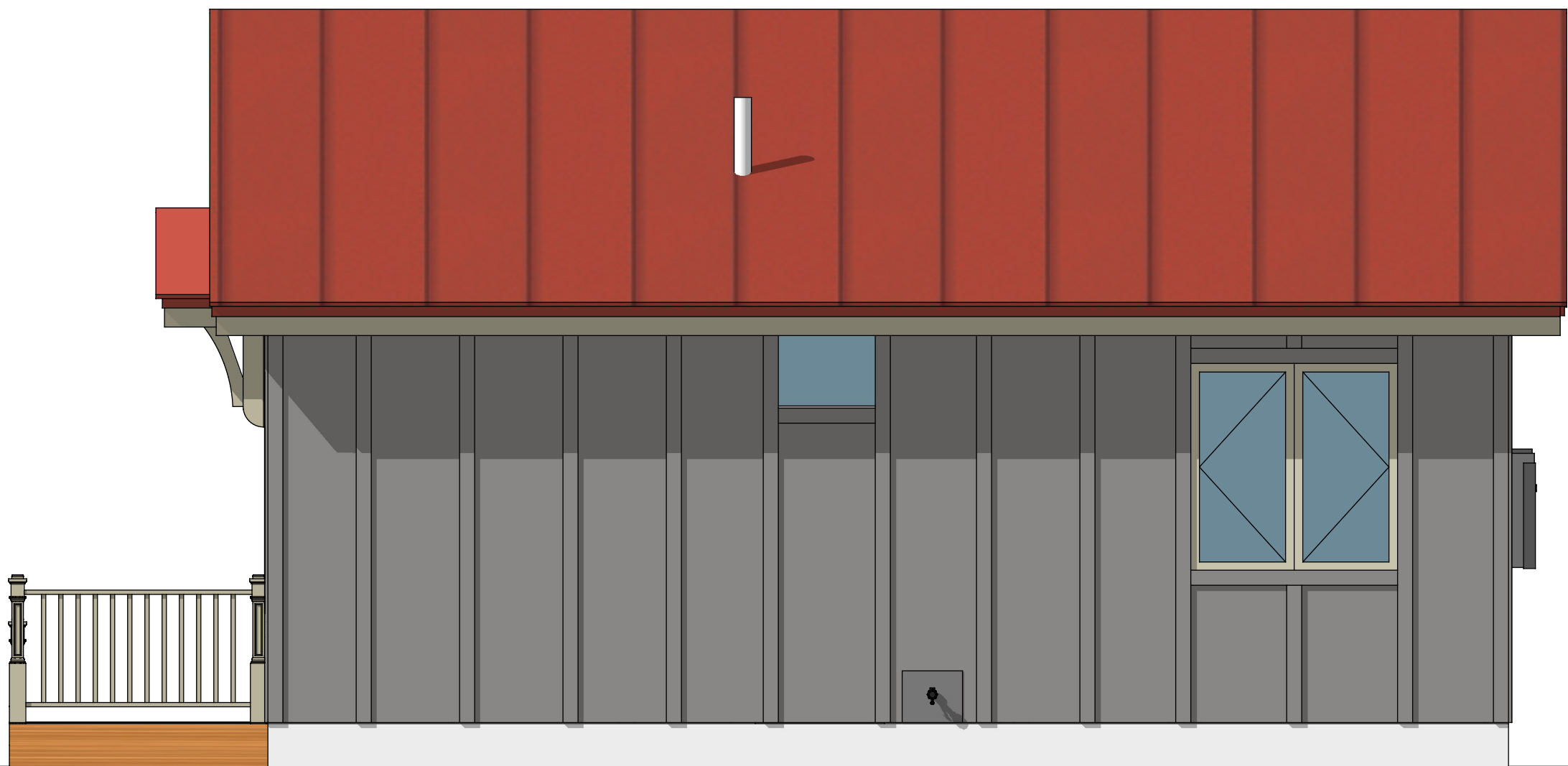
SCALE: NTS



FRONT ELEVATION

SCALE: NTS





RIGHT ELEVATION

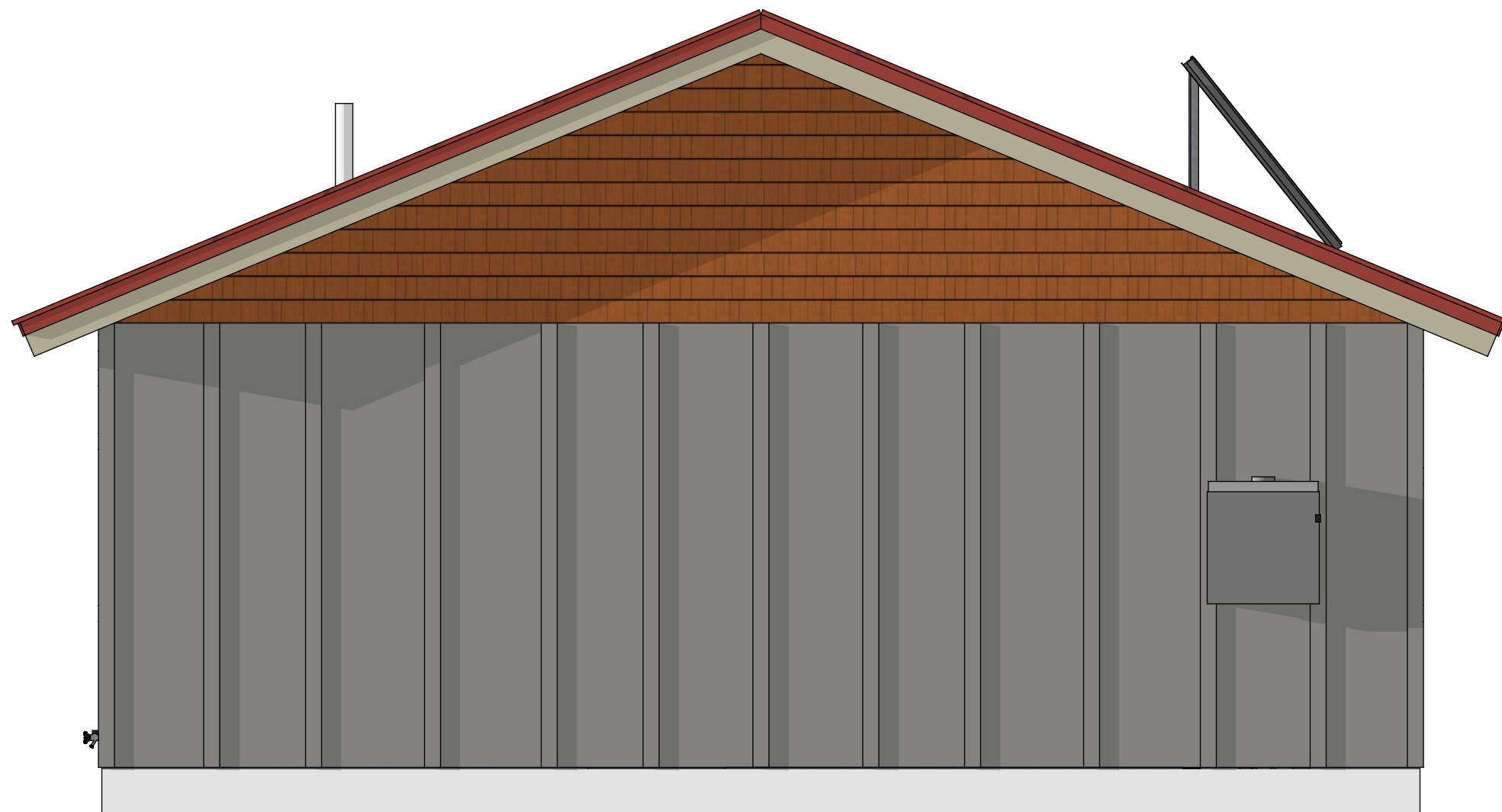
SCALE: NTS



LEFT ELEVATION

SCALE: NTS





REAR ELEVATION

SCALE: NTS

## **ATTACHMENT C – ADDITIONAL INFORMATION PROVIDED BY APPLICANT**

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## **1. Project Description**

We are proposing to build an ADU on our property, with access from the alley. We would like to build a 2BR 1 BA mother-in-law that will be constructed from a modular kit from ZipKit (a.k.a. Timberhawk Homes), a regional business with based in Pocatello, ID. The company specializes in building modern, highly efficient, sustainable homes. The unit will be delivered as a shell kit includes pre-assembled walls/roofing and everything else to complete the exterior of the home and then will be assembled onsite by contractors and other professionals we hire. Then the interior will be finished as normal by contractors/professionals.

The proposed ADU is 24' x 24' one level detached new accessory building and is 576 sq.ft. with a 6'x14' deck. Our lot is approximately 6,642 sq. ft. with access to a rear alley. The main house has a 1,192 sq.ft. footprint and the above-grade square footage of approx. 1,412 sq.ft. The only accessory building currently on the property is a 6'3" x 8'3" shed. The existing lot coverage is approx. 1,242 sq.ft. and the proposed lot coverage is approx. 1,818 sq.ft.

## **2. Conditional Use Information**

*What are the land uses adjacent to the property (abutting and across-the-street properties)*

The two adjacent properties are single-family homes. The two across-the-street properties are multi-family properties with 4 units in each.

*Have you discussed the project with nearby property owners?*

Yes, we have discussed the project with each of my adjacent neighbors as well as several other neighbors/friends nearby.

*If so, what responses have you received?*

One next-door neighbor is especially enthusiastic about the plan. He actually attended the most recent City Council public hearings in October 2018 to speak in favor of the recent updates to the ADU ordinance. My other next door neighbor was curious about the plan and supportive overall. Generally, everyone I've discussed the plan with in my neighborhood has been supportive.

## **3. Minimum Plan Requirements**

See attached:

- One paper copy (24" x 36") of each plan and elevation drawing
- A digital (PDF) copy of the each plan and elevation drawing
- One 11 x 17 inch reduced copy of each plan and elevation drawing

## **4. Site Plan**

See attached site plan

## **5. Elevation Drawing (if applicable)**

See attached.



## **ATTACHMENT D – PROPERTY AND VICINITY PHOTOS**



Primary house on the subject property – View looking south

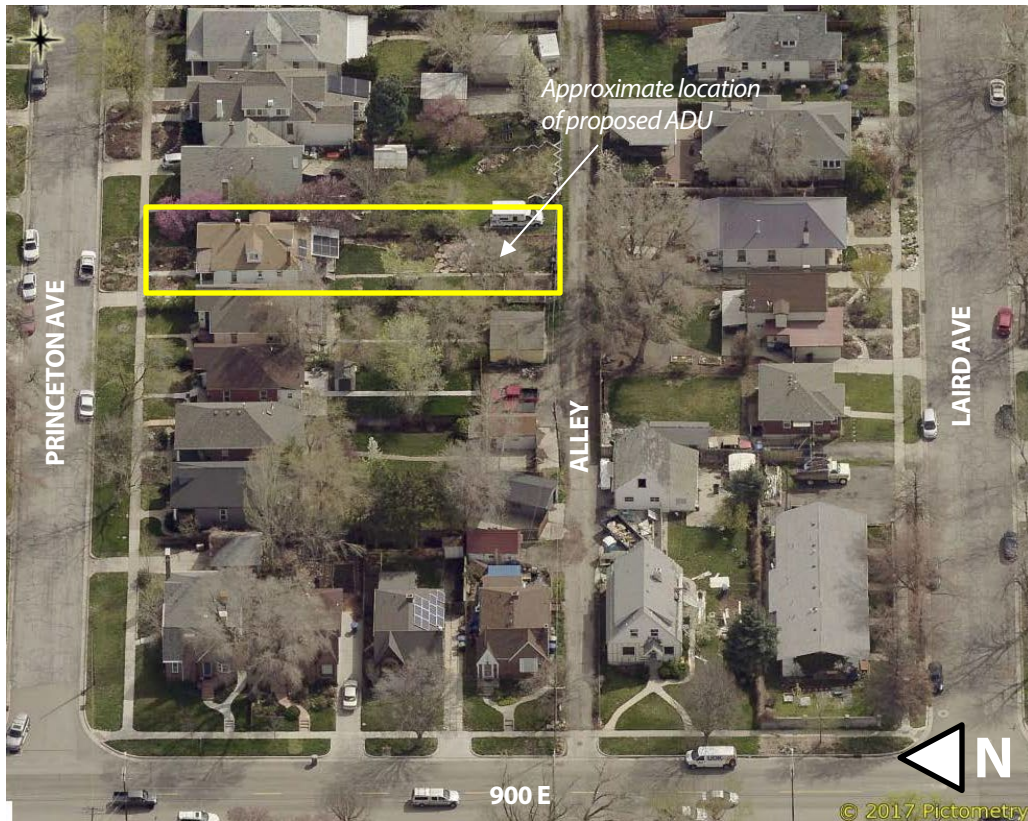


Surrounding development on the south side of Princeton Avenue



Surrounding development on the north side of Princeton Avenue





Pictometry from county assessor website (2017). View looking east.



View of rear alley looking west



View of rear alley looking east





View of the backyards of the subject property and adjacent properties taken from rear alley/rear property line facing north.



View of the adjacent property to the west. Accessory structure in photo on adjacent property will be approximately 9 FT from proposed ADU.



View of the adjacent property to the east. Proposed ADU property will be approximately 9 FT 3 IN from shared property line/interior side yard.

As a condition of approval, Staff is recommending the chain link fence along the interior side yard/shared property line be replaced with fencing that provides more privacy than the existing fence, while still providing some permeability for air flow/light.





Entrance to the ADU is facing a rear alley. This photo shows existing development on the south side of the alley from the rear property line of the subject property. The proposed ADU is setback approximately 11 FT from the rear property line and the alley is approximately 15 FT wide. The closest house to the south of the ADU is approximately 48 FT.



Surrounding development south west of the subject property.

## ATTACHMENT E – ZONING STANDARDS FOR ADU’S

### 21A.40.200 – Accessory Dwelling Units

ADU STANDARDS	PROPOSED	COMPLIES Y/N
<b>SIZE</b> ADU footprint can be <b>50%</b> of the footprint of the primary house up to a maximum of <b>650 SF</b> .	Primary house is approximately 1,215 SF, ADU can be 50% of that or approximately <b>607 SF</b> .  Proposed footprint is approximately <b>576 SF</b>	<b>Complies</b>
<b>MAXIMUM COVERAGE</b> The surface coverage of all principal and accessory buildings shall not exceed <b>40%</b> of the lot.	Lot size is 6,534 SF. 40% of the lot is 2,614 SF.  Primary House - 1,215 SF Accessory Structure/Shed - 52 SF Proposed ADU - 576 SF Total coverage - 1,843 SF.  The surface coverage all principal and accessory buildings (including the proposed ADU) is <b>28%</b> of the lot.	<b>Complies</b>
<b>HEIGHT</b> <b>17 FT</b> or the height of the single family dwelling on the property, whichever is less.  *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 FT 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.	Approximately <b>14 FT 7 ¾ IN</b>  *The single family dwelling on the property is taller than 17 FT, so the applicant could request an ADU with a height equal to the height of the house on the property.	<b>Complies</b>
<b>SETBACKS</b> Minimum of <b>4 FT</b> from any side or rear lot line.	Located <b>8 FT</b> from west side lot line and <b>9 FT 3 IN</b> from east side lot line and <b>11 FT</b> from the rear lot line which is adjacent to a 15 FT wide alley.	<b>Complies</b>
<b>SEPARATION</b> Located <b>10 FT</b> from any primary dwelling on the property or adjacent property	Located approximately <b>45 FT</b> from the primary house on the property and the closest house on an adjacent property is approximately <b>50 FT</b> .	<b>Complies</b>



<p><b>ENTRANCE LOCATIONS</b></p> <p>The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> <li>Facing an alley, public street, or facing the rear façade of the single family dwelling on the same property.</li> </ul>	<p>The entrance for the proposed ADU is oriented toward an alley that runs behind the property between Princeton Avenue and Laird Avenue.</p>	<p><b>Complies</b></p>
<p><b>REQUIREMENTS FOR WINDOWS</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<p>Egress windows are required in habitable space. To meet these requirements, the bottom of the egress window opening can't exceed 44 IN from the finished floor. The minimum opening area of the egress window is 5.7 SF, the minimum egress window opening height is 24 IN high. The minimum egress window opening is 20 IN wide.</p> <p>The front building elevation of the ADU is facing the rear alley. The west and east elevations are within 10 FT of a side property line, there are egress windows on both of these elevations that will have to use obscured glazing to meet this requirement. The size of these windows can be no larger than necessary to comply with the minimum building code requirements for egress windows.</p> <p>Windows are similar in dimension and design as the windows on the principal structure.</p>	<p><b>Complies with conditions of approval imposed.</b></p>
<p><b>PARKING</b></p> <p>Minimum of <b>one parking space</b> 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><b>One parking space</b> 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><b>Complies</b></p>

## ATTACHMENT F – CONDITIONAL USE STANDARDS

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### 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-1/5000 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 E](#), 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-1/5000 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. There is currently chain link fencing along the west and east property lines. As a condition of approval, Staff is recommending the chain link fencing is replaced with fencing that provides more privacy between the adjacent properties as there may be more activity in the rear yard of the subject property with the proposed ADU.

**Finding:** The proposed development and use is generally compatible with the surrounding uses and effects that could result in incompatibility have been mitigated with recommended privacy fencing along interior side yards between adjacent properties.

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

**Analysis:** The proposal is located in the East Liberty Park neighborhood within the Central Community Master Planning Area. By 1925, most of the area was filled in with modest single-family dwellings with architectural styles ranging from cottages to bungalows. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/5000, 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 following Residential Land Use Goals included in the Central Community Master Plan:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighbor-hoods within the Central 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
<b>1. This title specifically authorizes the use where it is located</b>	<b>Complies</b>	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5000 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 <a href="#">Attachment E</a> .
<b>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</b>	<b>Complies</b>	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



		<p>use. Low-density includes single-family attached and detached 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 Central Community 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>
<b>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</b>	<b>With Conditions - Project Complies</b>	<p>Uses surrounding the property are generally single family residential with some multi-family housing conversions on the north side of Princeton. 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. Because the ADU may increase the activity on the property, Staff is recommending a condition of approval that the existing chain link fence along the east and west property lines is replaced with something that provides more privacy for adjacent properties while still allowing for some permeability for light/air flow.</p>
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>With Conditions, Project Complies</b>	<p>As discussed above, the scale of the proposal is compatible with the main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU. The ADU is proposed in a location on the site that minimizes impacts to adjacent properties. Privacy fencing is recommended along the west and east property lines to provide additional privacy for adjacent properties.</p>
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	<p>The main house on the subject property has a driveway located off of Princeton Avenue. The ADU will be accessed from a rear alley. No new access points are proposed and the proposal will not impede traffic flows.</p>
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	<p>The proposed ADU will be accessed from the rear alley and one off street parking stall is proposed on the site. 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. It's not anticipated that the addition of the accessory unit will create any adverse</p>

		impacts in terms of motorized, non-motorized and pedestrian traffic.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The site is designed for pedestrian and bicycle access and amenities such as bike racks within close proximity to the building entrances are provided. The pedestrian circulation within the site will be improved with walkways and outdoor public spaces and paths.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	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 a rear alley. Transportation provided comments on the proposal and requires an additional 6 IN of depth to meet the parking stall dimension requirements. This will require inseting the front wall of the ADU by 6 IN or moving the ADU 6 IN further to the north. Several properties along Princeton Avenue utilize this alley to access detached garages and other accessory structures. No unreasonable impacts to the service level of the alley or adjacent streets is anticipated.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	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 a rear alley. 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 on Princeton Avenue.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	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.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	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 and as a condition of approval, Staff has recommended privacy fencing replace the existing chain link fencing along the west and east property lines. Windows on the side elevations of the ADU that are within 10 FT of a property line are required to have obscured glazing. The closest primary residence to the subject property is approximately 50 FT.
<b>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</b>	<b>Complies</b>	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.

<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The proposed use is an accessory residential structure and is compatible with the surrounding uses are also residential.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	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.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	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 with the conditions identified in the analysis, the request complies with the criteria listed above.

## **ATTACHMENT G – PUBLIC PROCESS & COMMENTS**

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### **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:

- January 4, 2019 – Notice of the project was provided to the East Liberty Park Community Council as well as property owners and residents within 300 FT of the development.
- January 24, 2019 – The applicant and Planning Staff attended a small community focused meeting hosted and organized by the East Liberty Park Community Council. 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 East Liberty Park Community Organization co-chair and is included on the following pages of this attachment.

### **Notice of the public hearing for the proposal included:**

Public hearing notice mailed on February 14, 2019

Public hearing notice posted on February 15, 2019

Public notice posted on City and State websites and Planning Division list serve on February 14, 2019

### **Public Input:**

In addition to the letter provided by the East Liberty Park Community Organization, as of the publication of this Staff Report, Staff has received two public comments. One of the comments was supportive of the project and the other comment was an inquiry about the proposals setbacks and height related to privacy concerns. Please see public comments on the following pages of this attachment.

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



February 20, 2019

**ELPCO Statement on ADU Conditional Use at 932 E Princeton Avenue**

[Case number PLNPCM2018-00999]

The co-chairs of ELPCO (East Liberty Park Community Organization) first learned of the conditional use request at 932 E Princeton Avenue from an email sent January 4, 2019 by SLC Planning Division staff. The email explained that ELPCO had 45 days to request the applicant to present the project at a community council meeting. ELPCO soon realized that this conditional use application for an ADU would be among the first in Salt Lake City considered by the SLC Planning Commission.

Recognizing that ELPCO board members and neighbors might have questions about the project, ELPCO requested a meeting with the applicant and the representative from the SLC Planning Division. The co-chairs arranged the meeting to take place during the before ELPCO's regular community meeting on Thursday, January 24, 2019.

ELPCO decided that a single-topic meeting—with invitations extended to the immediate neighbors of the project and ELPCO board members—would facilitate a discussion focused on this specific application and not ADUs in general. To publicize the meeting, ELPCO designed and distributed flyers to the houses adjacent to the applicant's property (see Figure 1.0). Most neighbors were not concerned about the project and declined to attend the meeting. But neighbors living adjacent to the applicant's house were more likely to ask questions and express interest in the meeting.



<b>Special Notice</b>	
	
<b>Princeton Ave. ADU Meeting</b> Thursday, January 24 <sup>th</sup> 6:15pm-6:45pm Tracy Aviary Education Space SW Corner of Liberty Park	
<b>Questions?</b> elpcoslc@gmail.com	Hosted by 
<b>Meeting about Proposed ADU at 932 E Princeton Ave.</b>  The East Liberty Park Community Organization (ELPCO) is holding a special meeting at <b>6:15pm Thursday night</b> to discuss the proposed Accessory Dwelling Unit (ADU) at 932 E. Princeton Ave. This is a detached, 2-bedroom, 576 sq. ft. living space located in the backyard of the address listed above.  Because this ADU is located in a Single Family Residential zone, it requires a conditional use process to be approved..  Come to this short meeting to learn about the project, ask questions to a SLC Planning expert, and see plans and designs.  Submit comments on the ADU to Amy Thompson, SLC planner, at (801) 535-7281, or amy.thompson@slcgov.com	

Figure 1.0: Meeting flyer

Despite a major glitch when one of the ELPCO board members briefly promoted the meeting and flyer on Nextdoor.com by mistake, the event on January 24, 2019 went smoothly.

Attendees at the meeting included the applicants, five ELPCO board members, a staffer from the SLC Planning Division, and a neighbor of the applicant. One other neighbor who lived next door to the applicant planned to attend the meeting, but then explained that she had resolved her questions by speaking with the applicant in the days before the meeting.

While planning the meeting, ELPCO board members realized that misinformation and confusion about the new ADU policy is still common in the city. Some residents didn't realize that the Salt Lake City Council had passed new rules allowing ADUs. Others were confused about where ADUs could be built,





who could reside in them, and the various size or location requirements. It appears that details found in previous iterations of the city's ADU proposals are being confused with the existing ADU policy.

Questions raised during the ELPCO meeting on Princeton Avenue ADU focused on the project's overall height, distance from adjacent property lines, sight lines to and from adjacent properties (i.e., "Can someone looking out of the ADU see into my backyard?"), the location of fence lines, location of off-street parking, and the status of trees that currently exist on the property. The applicants, with occasional assistance of the representative from the SLC Planning Division, were able to answer the questions raised during the meeting. The applicants also mentioned that the covered porch for the project would need to be revised due to square footage requirements.

ELPCO board members asked questions about longer-term implications of ADU, such as transferability to new property owners, and the process to follow if a property owner is violating the ADU ordinance. These questions were answered with the assistance of the representative from the SLC Planning Division. All meeting attendees appeared satisfied by the ADU design proposal and the thorough exchange of information.

Given the newness of ADU conditional use applications, it is reasonable to predict that future requests will also include discussions about process as much as the specifics of each project under review. Following the meeting, some ELPCO board members suggested dedicating a future community meeting on the topic of ADUs.

Key findings from ELPCO meeting on ADU Conditional Use at 932 E Princeton Avenue

- A small-scale, invitation-only meeting allowed ELPCO to focus on the specific questions and concerns raised by this ADU conditional use request;
- Neighbors living adjacent to the property were the most interested in the ADU application; many other neighbors did not care;
- Some residents remain confused about the status, rules, and limitations of SLC's current ADU policy because of the multiple previous proposals;
- The applicants were able to answer questions raised by neighbors before the meeting through "over the fence" conversations initiated by the flyers;

ELPCO would like to thank the applicants, and Amy Thompson, the representative from the SLC Planning Division, for planning and participating in this process.

Submitted by Jason Stevenson, ELPCO co-chair

### ***About ELPCO***

*ELPCO is the East Liberty Park Community Organization—a local, city-sanctioned community organization that represents the residents and businesses in the East Liberty Park area of Salt Lake City. The area covered by ELPCO is defined by the boundaries of 700 E to 1300 E and 800 S to 1700 S. ELPCO meets on the fourth Thursday of every month at Tracy Aviary in Liberty Park starting at 7p.m. and broadcasts its meetings on Facebook Live.*

**From:** [Judi Short](#)  
**To:** [Thompson, Amy](#)  
**Subject:** Accessory Dwelling Unit at 932 Princeton Avenue  
**Date:** Wednesday, February 20, 2019 12:06:58 PM

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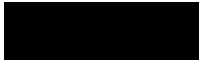
I attended the meeting of the East Liberty Community Council where this project was discussed in detail. Jason Stevenson is sending a letter from ELPCO with details of that review.

I would like to add a comment. I have a small two-story house in the Emerson neighborhood, which sits about two feet from the western property line. About ten years ago, we added four window skylights, two in each room, on the upstairs of the house. Because the upstairs is mostly pitched roof and very little vertical walls on the upper level, these skylights were a terrific addition. They add a lot more light than we have ever had before, without having to add dormers and windows that could overlook the yards of the neighbors. This makes the small rooms feel much larger, while also allowing more light and air circulation into the rooms. And it eliminates concerns that neighbors may have regarding their loss of privacy.

I recommend this as a good, inexpensive amenity, that could be added to accessory dwelling units, especially when the unit is on an accessory structure. And, I recommend approval of this request.

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Judi Short, Land Use Consultant to ELPCO  
Resident of the Emerson Neighborhood in ELPCO



**From:** [REDACTED]  
**Sent:** Sunday, January 13, 2019 8:44 PM  
**To:** Thompson, Amy <[Amy.Thompson@slcgov.com](mailto:Amy.Thompson@slcgov.com)>  
**Cc:** East Liberty Park 2 CC Chair <[jason@jasonstevenson.net](mailto:jason@jasonstevenson.net)>; East Liberty Park 1 CC Chair <[darryl.high@comcast.net](mailto:darryl.high@comcast.net)>; [REDACTED]  
**Subject:** PLNPCM2018-00999

Hi Amy,

Quick question: are there standards for how high the foundation will be for Alternative Dwelling Units?

Longer version with details:

I live at [REDACTED]. I received notice of PLNPCM2018-00999, an ADU plan for 932 E Princeton, which is partially behind my lot.

The notice listed heights for the home, but doesn't note if the foundation will be at ground level or higher. My concern is that my entire backyard will be visible from their front porch (even if the foundation is at ground level) and possibly from their front windows (if the foundation has any rise at all).

I'm concerned that I'd need to replace my six foot fence with something higher. Also when I sell my house I know the backyard being visible will be a big turn-off for most buyers.

I'd like to be a good neighbor and let them build. I just want to make sure I know how badly it will impact me. I don't mind the building being visible at all. Loss of privacy is my sole concern.

Thanks for your help. Please feel free to call me if you have any questions.

Thanks,

[REDACTED]

<Submitted Plans\_ADU.pdf>



**Thompson, Amy**

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**From:** [REDACTED]  
**Sent:** Monday, January 14, 2019 12:09 PM  
**To:** Thompson, Amy  
**Cc:** East Liberty Park 2 CC Chair; East Liberty Park 1 CC Chair; [REDACTED]  
**Subject:** Re: PLNPCM2018-00999

Thank you Amy.

This information is very helpful.

Thanks,

- [REDACTED]

On Jan 14, 2019, at 11:43 AM, Thompson, Amy <[Amy.Thompson@slcgov.com](mailto:Amy.Thompson@slcgov.com)> wrote:

[REDACTED]

Thank you for your comments. I will include them in the public record.

The height for the Accessory Dwelling Unit is measured from established grade at any given point of building coverage which will include the foundation. From what I can tell from the plans, I think the foundation they are proposing is approximately 10 inches (see attached wall section on page 11). The proposed height is 13 FT 9 5/8 IN, however it doesn't look like the applicant has included the foundation measurement into this overall height measurement, so maybe a foot taller than that. They are working on some revisions so I will have them include that measurement on the plans. The permitted height for an ADU with a pitched roof is 17 feet or the height of the existing house on the property – whichever is less. If the house on the property is taller than 17 FT, they could apply for up to 24 FT in building height (or to the height of the house on the property). They aren't proposing that but I just want to inform you of what the regulations are related to height.

In looking at the elevation that will be adjacent to the alley and the closest façade to the rear yard of your property, the very top of the window opening will be approximately 8 FT and there is parking proposed in front of one window – so maybe the top 2 FT of the windows would be visible. The ADU is also setback from the alley approximately 11 FT, and the alley looks to be approximately 16 FT wide so the porch would be about 27 FT from your rear property line, and the windows are setback an additional 5 FT from the porch. I hope this information helps. Please let contact me if you have additional comments in response to this information, or any additional questions.

Thank you,

AMY THOMPSON  
Senior Planner

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

TEL 801-535-7281  
FAX 801-535-6174

## ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

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**Engineering:** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

No objections to the proposal

**Transportation:** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

The minimum parking stall depth in the rear is 17' 6"- it is shown as 17' 0".

***Planning Response to Transportation Comment:***

To meet the minimum parking stall depth, the site plan will need to be revised either by inseting the front wall (south wall) of the ADU by 6 IN or moving the ADU 6 IN further to the north.

**Public Utilities:** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com))

No objection to the ADU, however, they may need to do some relocation of the sewer as well as install a new sewer lateral for the ADU. The ADU cannot be placed over an existing sewer lateral and they cannot connect the ADU to the home sewer unless it is relocated and reconstructed. Public Utilities will need to review a site utility plan.

**Fire:** (Ted Itchon 801-535-6636 or [ted.itchon@slcgov.com](mailto:ted.itchon@slcgov.com))

- 503.1.1 Buildings and facilities.
  - The fire apparatus access road, which would be Princeton Ave. in this case, shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the of the proposed ADU and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the new building. It may be necessary to relocate the proposed ADU (to the north) to meet this 150 ft. requirement. The point of beginning for measuring the 150 ft. maximum length is the front of curb on Princeton Ave. Please justify these measurements on the site plan.
- Future comments may arise during the time of the review of the building permit plans.

***Planning Response to Fire Comment:***

Because the rear alley does not meet the required width for fire access, the applicant will either need to modify plans so that the distance from the front of the curb on Princeton Avenue to all exterior walls of the ADU does not exceed 150 FT. The applicant could also apply for Alternate Means and Methods approval to modify this requirement to increase the 150 FT dimension utilizing one of the exceptions outlined in section 503.1.1 of the fire code:

- 1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- 2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
- 3) There are not more than two Group R-3 or Group U occupancies.

\*Alternate Means and Methods approval is granted at the discretion of the Salt Lake City Fire Marshal. The application can be accessed here:

[http://www.slcdocs.com/building/Alternate\\_Means\\_Methods\\_6-16.pdf](http://www.slcdocs.com/building/Alternate_Means_Methods_6-16.pdf)