



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Krissy Gilmore, Principal Planner, kristina.gilmore@slcgov.com or 801-535-7780

Date: Published March 4, 2020

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2020-00012)

Conditional Use

PROPERTY ADDRESS: 1695 S Wasatch Drive

PARCEL ID: 16-15-282-005

MASTER PLAN: East Bench

ZONING DISTRICT: R-1/12,000 (Single Family Residential)

REQUEST: Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 432-square foot accessory dwelling unit (ADU) to be located to the rear, northeast corner of the property at approximately at 1695 S Wasatch Drive. The property zoned R-1/12,000 (Single-Family Residential), where ADUs must be processed as a conditional use.

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. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.

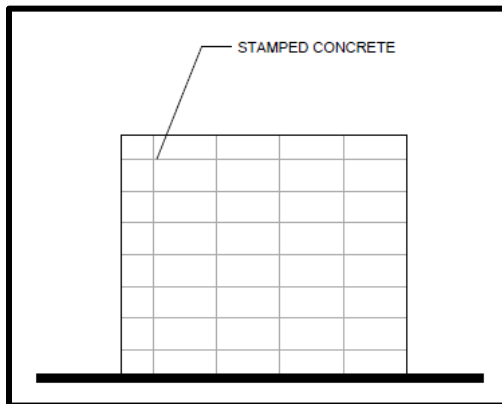
ATTACHMENTS:

- A. [Vicinity Map & Property Photos](#)
- B. [Application Materials](#)
- C. [ADU Zoning Standards](#)
- D. [Conditional Use Standards](#)
- E. [Public Process & Comments](#)
- F. [Department Review Comments](#)

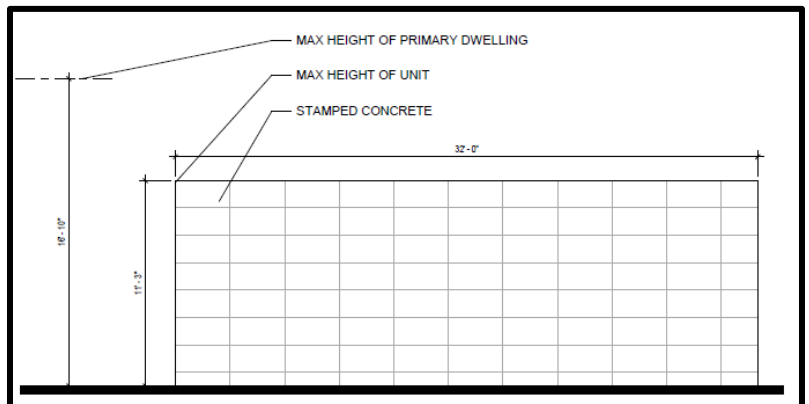
PROJECT DESCRIPTION:

The proposed project is for the construction of a detached accessory dwelling unit (ADU) located in the rear, northeast corner of the property at approximately 1695 S Wasatch Drive. The ADU will be 432-square feet in area with a living room, bedroom, and bathroom all on the same floor. It features a flat roof and is approximately 11'3" in height. Parking will be accommodated on the driveway. The rear of the property is surrounded by a 6' in height vinyl fence that provides screening from neighboring properties.

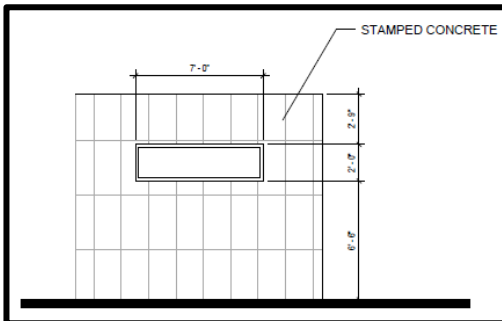
The primary exterior building material is stamped concrete. Two sliding doors will be located on the front of the ADU facing the south property line. A smaller horizontally oriented window with opaque glass will also be located on the west side of the ADU facing the primary dwelling. The ADU itself sits 4 feet from the side (north) property line and 4 feet from the rear (east) property line. Single-family homes are located to the north, south, east and west of the subject property.



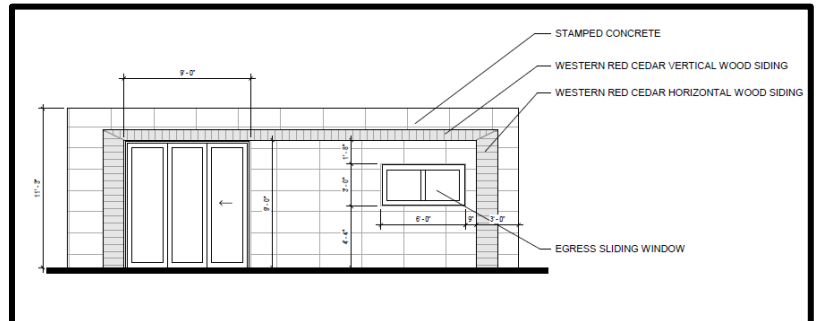
East Elevation



North Elevation



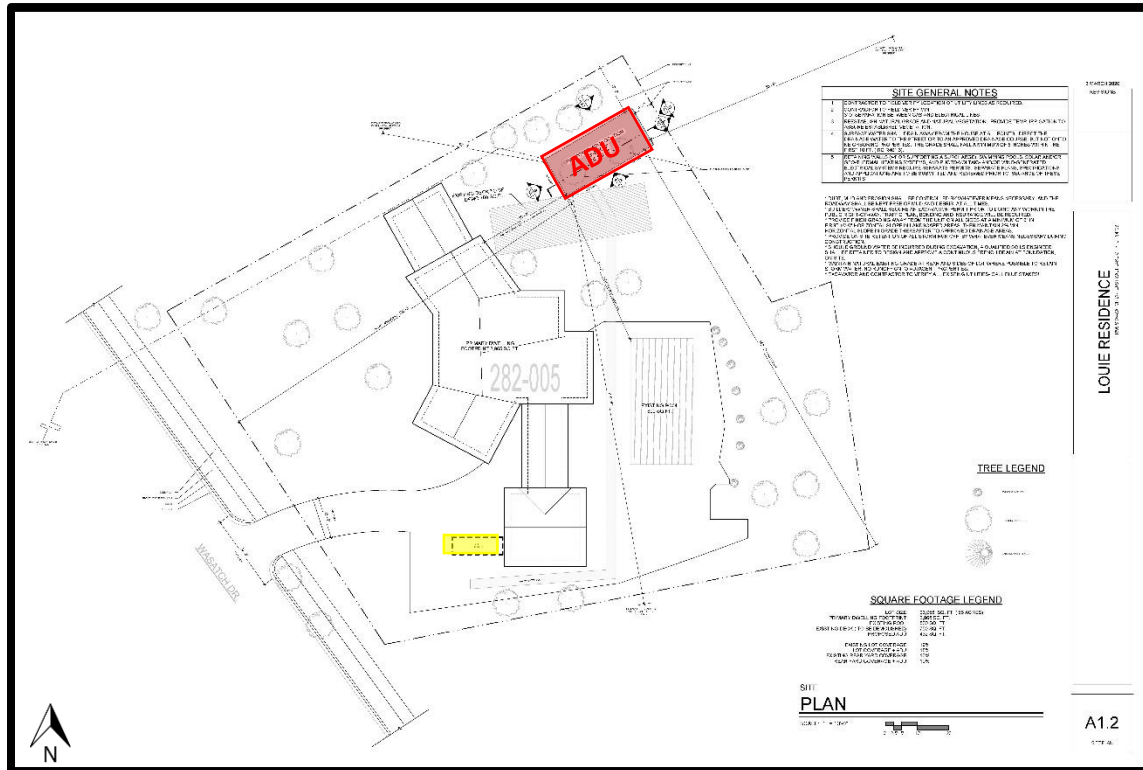
West Elevation (facing rear of primary dwelling)



South Elevation (facing south property line)

PLANNING COMMISSION REVIEW:

The property is in the R-1/12,000 zoning district, which is a single-family zoning district. Conditional use approval is required for any ADU located in a single-family zone. Notice was sent to property owners and tenants within 300 feet of the site on January 13, 2020, and no comments were received. Notice was also sent to the East Bench Community Council (EBCC). The EBCC requested that the applicant present at their monthly meeting. At the meeting the EBCC requested that parking for the ADU be provided on-site. The applicant was amenable to this request and will provide dedicated parking for the ADU on the driveway, as shown on the site plan below. For complete analysis and findings concerning the Conditional Use standards, please refer to [Attachment D](#).



NEXT STEPS:

Approval of Conditional Use

If the request is approved, the applicant will 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-1/12,000 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 & PROPERTY PHOTOS





Approximate placement of ADU in the rear of property (deck to be demolished).



View of the primary residence from the driveway.



View of the primary residence from the sidewalk, including the proposed parking area.



View of the primary residence from the sidewalk, including the gate to the rear yard.

ATTACHMENT B – APPLICATION MATERIALS

Project Description

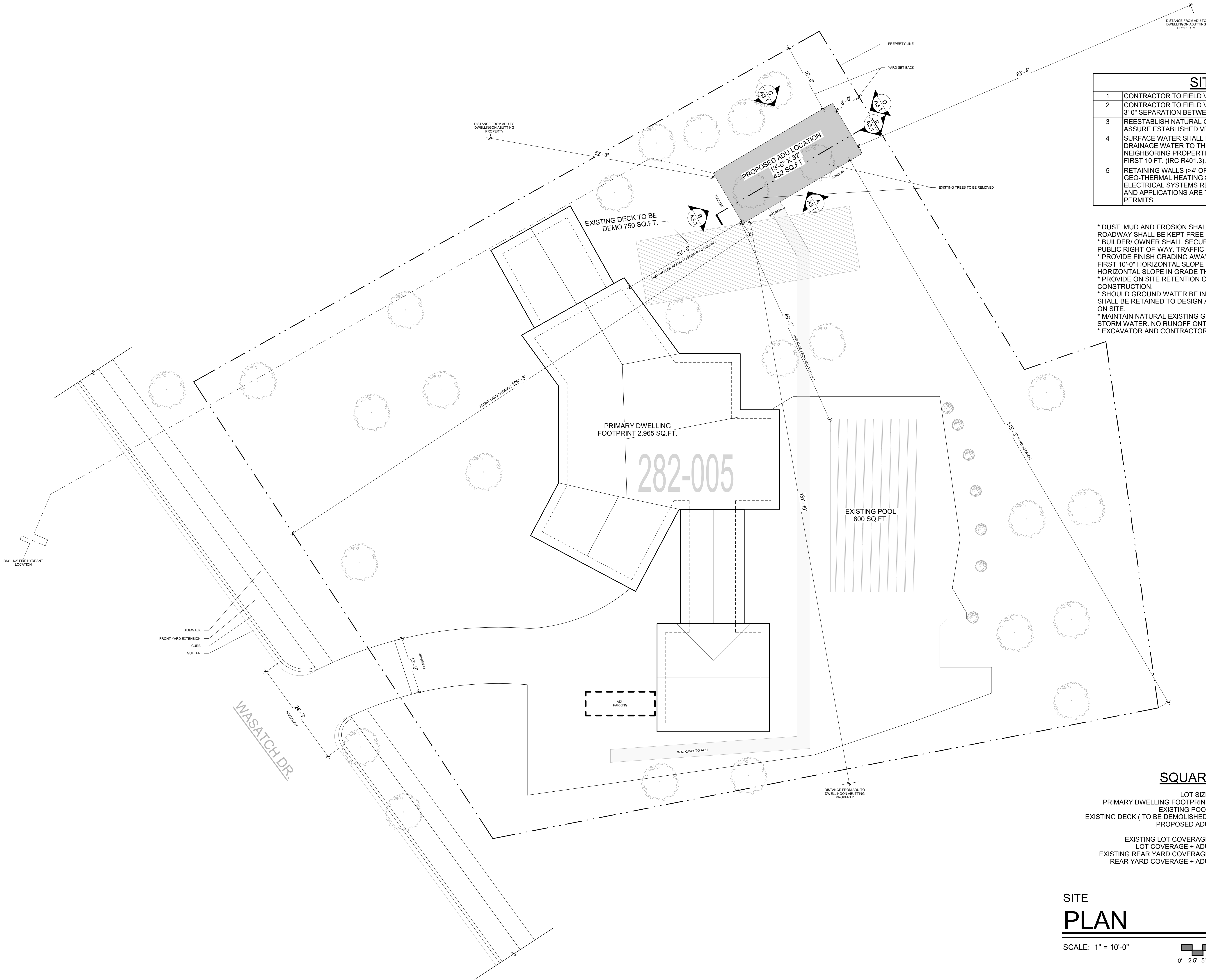
The MODAL 01 is a one-bedroom, one-bathroom, 432-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018). Ceilings are 9 feet tall. Bed, daybed and cabinetry are built in, kitchen is fully equipped, a full-size bathroom, composite glass front door, two independently-zoned heating/cooling units, and LED lighting. Unit weighs 10 tons/20,000 pounds. Dimensions are 32' long x 13'-6" wide, and 11'-3" tall with 432 square feet of living space. The foundation is poured concrete footings and a site built concrete foundation skirting around the perimeter of the unit. The exterior facade is concrete board. Construction materials are 2x6 wood frame, double-plated top and bottom framing, TPO roofing system with an internal drain. R50 roofing/flooring insulation values, R22 wall insulation, and double pane composite 4 windows and doors. Quartz countertops, 3Form custom shower surround and kitchen backsplash, Euro glass shower divide, and engineered marmoleum floors. The unit is built offsite, then shipped to the site in a fully completed state.

This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 1695 S Wasatch Dr, currently a single-family home located in the R-1/12,000 zone. The property is 23,958 SQ.FT. or .55 acres that has an existing single-family dwelling with a footprint of 2,965 SQ.FT. and does not exceed more than 50% of the ADU size (432 SQ.FT.). There is an existing pool in the rear yard that measures to 800 SQ.FT., as well as a 750 SQ.FT. deck that will be demolished prior to ADU placement. Existing lot coverage is 19% and with the ADU, 18%. This will not exceed the 35% maximum building coverage allowed in the R-1/12,000 zone. Existing rear yard coverage is 13% and with the ADU, 10%. This will not exceed the 50% rear yard coverage allowed for ADU's. The maximum height of the single-family dwelling is 16'-10" and will not exceed the height of the ADU, 11'-3". Setbacks are as follows: rear yard: (6'), front yard: (126'-3"), side yards: (16', 145'-3"). The proposed ADU would be placed 30' behind the primary dwelling and the closest primary dwelling on an adjacent property is 52'-3". The entrance for the proposed ADU is oriented towards the southeast property line with a 145'-3" setback (required setback for ADU facing a property line is 10'). The southeast elevation will have a 9' wide by 9' high glass sliding door and a 6' wide by 3' high egress window to the bedroom. The northeast and northwest elevations have no windows. The southwest elevation will have a 7' wide by 2' high clerestory window to allow for natural lighting. On-site parking can be waived for the ADU occupant due to legal street parking space in front of the property. The proposed ADU will be 253'-½" away from the nearest fire hydrant, measured from the furthest point of the unit. Sewer, power, and water service to the ADU will be connected to the existing primary dwelling's utility lines. A televised sewer lateral inspection was performed on the existing sewer line on October 4th, 2019. The city inspector required that the line be cleaned out with a hydro jetter in order to see the entire line. The line had multiple spots where roots were coming in and not allowing the camera to make it all the way to the city connection. We had a licensed plumber perform the clean out on the line then had it re-inspected on October 28th, 2019. The city inspector found that the lateral would need to be lined or replaced before connecting to the ADU due to the root problem and a small break. We will have our plumber

repair the line prior to placement of the ADU. Proposed use of the ADU is as a rental property. The property owner intends to comply with all applicable laws and ordinances.

Conditional Use Information

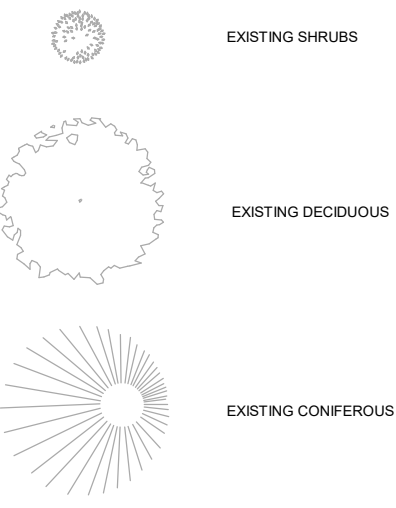
- Operating/Delivery Hours: N/A
- Adjacent Land Uses: Residential
- Employees: N/A
- Seats: N/A
- Nearby property owners: The project has not been discussed with nearby property owners; however, we look forward to their feedback during the public input period.



SITE GENERAL NOTES	
1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
5	RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

- * DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- * BUILDER/ OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- * PROVIDE FINISH GRADING AWAY FROM THE UNIT ON ALL SIDES AT A MINIMUM OF 6" IN. FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPED AREAS, THEN MAINTAIN 2% MIN. HORIZONTAL SLOPE IN GRADE THEREAFTER TO APPROVED DRAINAGE AREAS.
- * PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
- * SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION, ON SITE.
- * MAINTAIN NATURAL EXISTING GRADE AT REAR AND SIDES OF LOT WHERE POSSIBLE TO RETAIN STORM WATER. NO RUNOFF ONTO ADJACENT PROPERTIES.
- * EXCAVATOR AND CONTRACTOR TO VERIFY ALL EXISTING UTILITIES- CALL BLUE STAKES!

TREE LEGEND



SQUARE FOOTAGE LEGEND

LOT SIZE:	23,958 SQ. FT. (.55 ACRES)
PRIMARY DWELLING FOOTPRINT:	2,965 SQ. FT.
EXISTING POOL:	800 SQ. FT.
EXISTING DECK (TO BE DEMOLISHED):	750 SQ. FT.
PROPOSED ADU:	432 SQ. FT.
EXISTING LOT COVERAGE:	19%
LOT COVERAGE + ADU:	18%
EXISTING REAR YARD COVERAGE:	13%
REAR YARD COVERAGE + ADU:	10%

SITE PLAN



3 MARCH 2020

REVISIONS

LOUIE RESIDENCE

1695 S WASATCH DR. EAST SALT LAKE CITY, UT 84108

A1.2

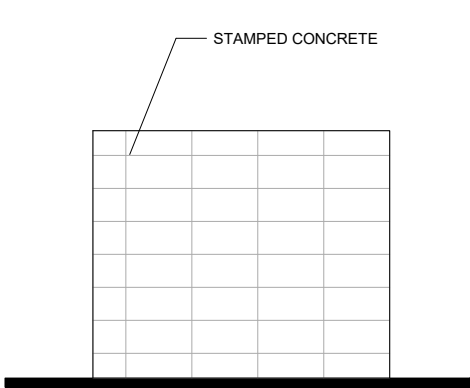
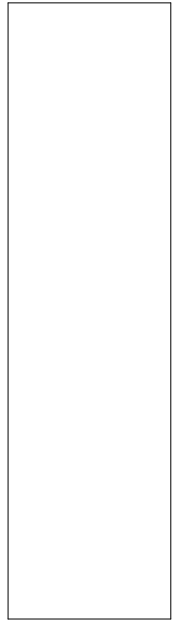
SITE PLAN

5 JANUARY 2020
REVISIONS

A NEW DESIGN FOR THE :

LOUIE RESIDENCE

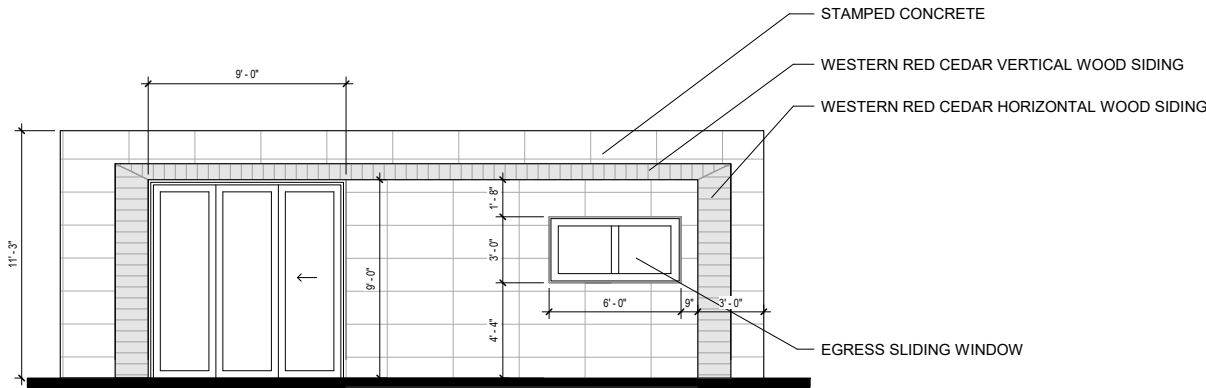
1695 S WASATCH DR. EAST SALT LAKE CITY, UT 84108



NORTH EAST ELEVATION

D ELEVATION

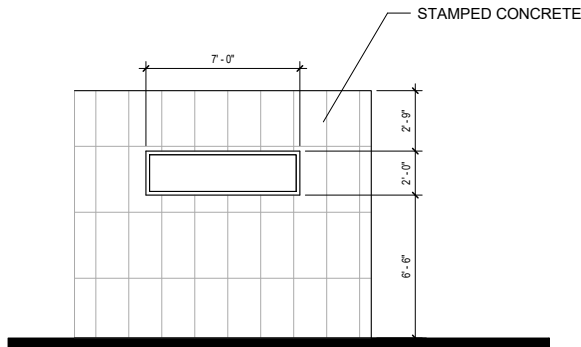
SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION

A ELEVATION

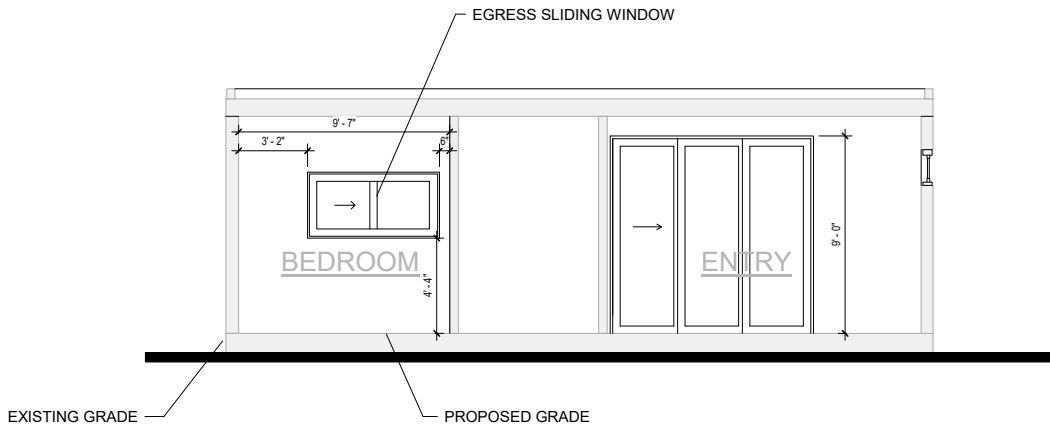
SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION

B ELEVATION

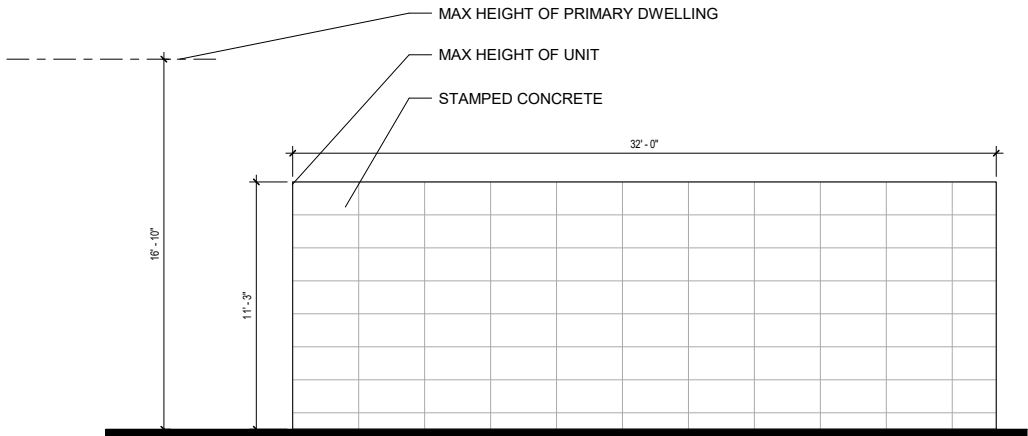
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SECTION

E ELEVATION

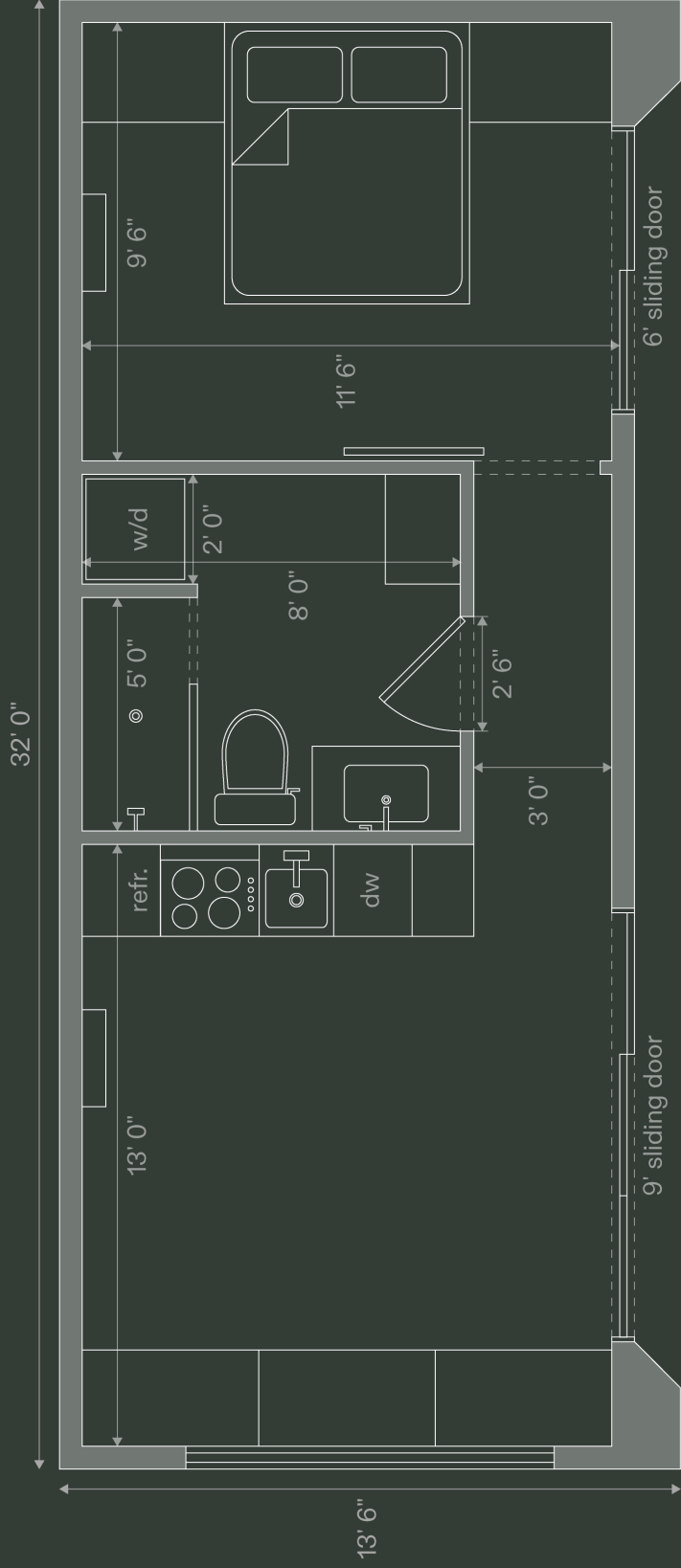
SCALE: 1/4" = 1'-0"

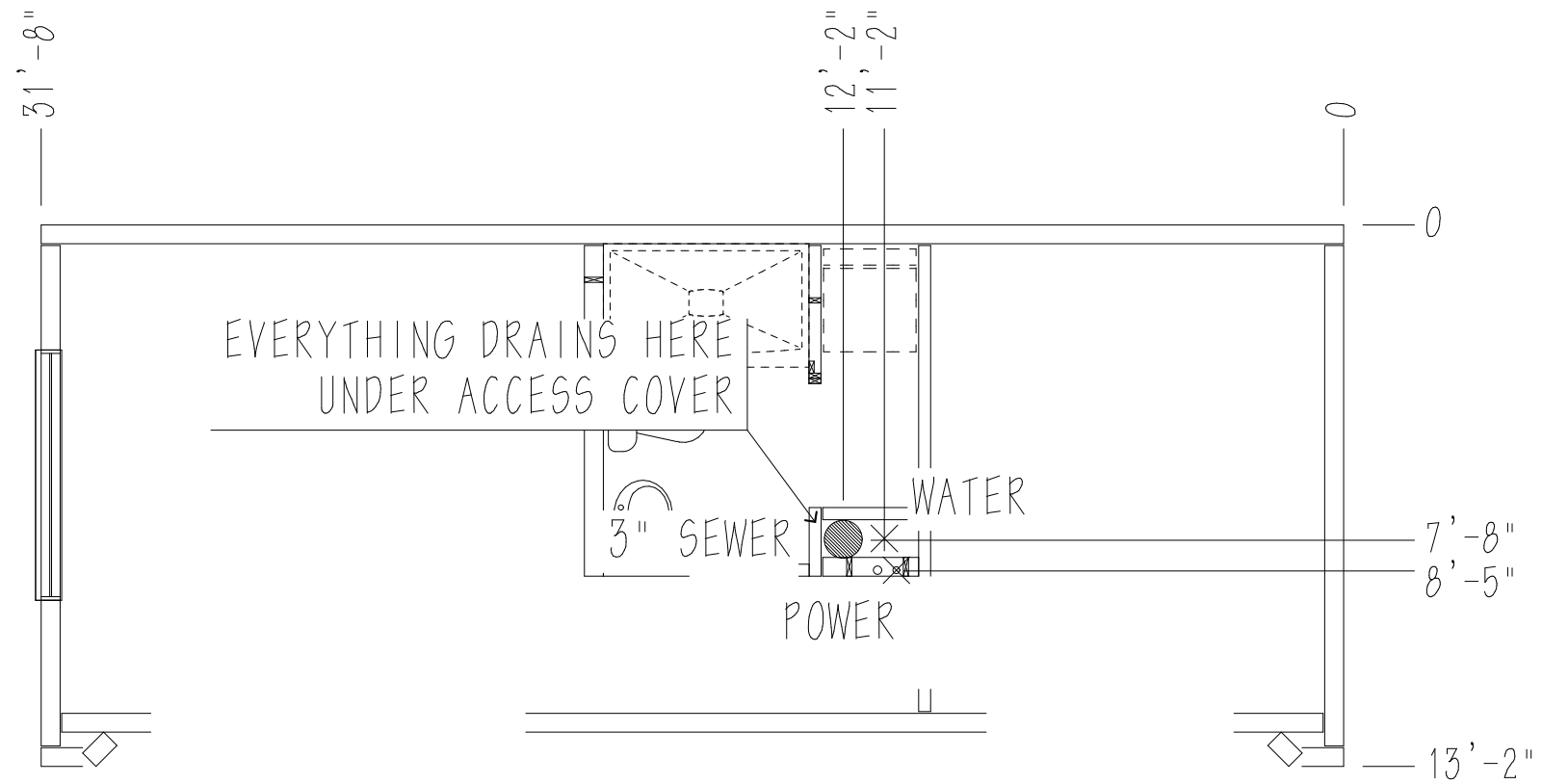


NORTHWEST ELEVATION


C ELEVATION

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





xxNOTES: 1)TRIPLE M HOUSING HAS AN UNSURPASSED COMMITMENT TO PRODUCT QUALITY AND INNOVATION. IN ORDER TO MEET AND EXCEED MARKET DEMANDS TRIPLE M RESERVES THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND/OR PRODUCT FEATURES AT ANY TIME WITHOUT PRIOR NOTICE. DUE TO PROVINCIAL, STATE AND/OR OTHER DESIGN REQUIREMENTS SOME VARIATION IN STANDARD FEATURES MAY OCCUR. PLEASE CONSULT YOUR LOCAL TRIPLE M RETAILER FOR MORE INFORMATION.
2)COPYRIGHT BELONGS TO TRIPLE M HOUSING LTD. REPRODUCTION IN WHOLE OR IN PART REQUIRES WRITTEN PERMISSION BY SAME.

REVISIONS:			<div>www.triplemhousing.com</div> <div>LETHBRIDGE, AB, CANADA BUS. (403) 320-8588</div> <div> Triple M Housing</div>	REF#		ADU1432-MDL-C-1	
				TITLE: SERVICE DWG (STD)			
				DATE: 2019-11-29		DWN. CDH	SHEET:
				SCALE: 1/4" = 1'-0"		CKD. CF	
				DWG. NO. TV-2956-19		P11	

ATTACHMENT C – ADU ZONING STANDARDS

21A.40.200 – ACCESSORY DWELLING UNITS:

ADU STANDARDS	PROPOSED	COMPLIES (Y/N)
SIZE: ADU footprint shall not exceed 50% of footprint of principal dwelling , up to a maximum of 650 sf.	The footprint of the principal dwelling on the property is 2,965 square feet and the footprint of the proposed ADU is 432 square feet.	Complies
MAXIMUM COVERAGE: The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area.	Lot Size: 23,958 Sq. Ft. (.55 Acres) Primary Dwelling: 2,965 Sq. Ft. Existing Pool: 800 Sq. Ft. Existing Deck (To Be Demolished): 750 Sq. Ft. Proposed ADU: 432 Sq. Ft. Proposed coverage of combined principal and accessory structures on the lot (not including the deck to be demolished) is 4,197 square feet or 18% of the total lot area.	Complies
HEIGHT: Shall not exceed the height of the single-family dwelling on the property or 17 feet , 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 feet if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4 feet if the side or rear lot line is adjacent to an alley.	The height of the proposed ADU will be 11'3" tall.	Complies
SETBACKS: New accessory structures shall be located a minimum of 4 feet from any side or rear lot line.	The proposed ADU will be located 6 FT from the rear lot line, and 16 FT from the north side and 131 FT from the south side lot line.	Complies
SEPARATION: Shall be located a minimum of 10 feet from any primary dwelling on the property or adjacent property	The proposed ADU will be located approximately 30 FT from the house on the property and the closest house on an adjacent property is approximately 52 FT.	Complies
ENTRANCE LOCATIONS: The entrance to an ADU in an accessory building shall be located: (1) Facing an alley, public street, or facing the rear façade of the single-family dwelling on the same	The proposed entry is facing the south side lot line and does not have any exterior stairs.	Complies

<p>property.</p> <p>(2) 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.</p> <p>(3) Exterior stairs leading to an entrance shall be located a minimum of ten feet (10') from a side or rear property line unless the applicable side or rear property line is adjacent to an alley in which case the minimum setback for the accessory building applies to the stairs.</p>		
<p>REQUIREMENTS FOR WINDOWS:</p> <p>(1) 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.</p> <p>(2) 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>	<p>Proposed windows meet building code requirements for egress. Windows are similar in dimension and design as the windows 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 the property is within ¼ mile of a transit stop.</p>	<p>There is an existing 2-car garage on the site that accommodates the parking for the single-family home and an off-street parking spot has been designated in the driveway for the ADU.</p>	<p>Complies</p>

ATTACHMENT D – 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 in the R-1/12,000 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 C](#), 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-1/12,000 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. All the surrounding uses are single-family residential homes and the proposed ADU is also a residential use.

Finding: The proposed development and use is generally compatible with the surrounding uses. It is a residential use located in a residential neighborhood.

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

Analysis: The proposal is located within the East Bench Planning Area. The East Bench Community is characterized by stable residential neighborhoods with unique architectural styles and development patterns. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/12,000, single family residential.

The purpose of the R-1/12,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots twelve thousand (12,000) square feet in size or larger. 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 Guiding Principle N-03 included in the East Bench Master Plan:

- Provide a diverse mix of housing choices for all stages of life and income ranges.

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 proposed use is 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-1/12,000 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 C .
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 use is located in an area zoned and designated by the associated master plan for low density residential. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.

		As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance 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.
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	An ADU is residential in nature and the subject property is in a single-family residential neighborhood. The unit will also be relatively compact with a footprint of 432 square feet.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The scale of the proposal will be compatible with the main house on the property and meets the footprint and height requirements for an ADU. Though it has a flat roof unlike neighboring homes, it does not exceed the 17-foot height limit for ADUs. Its location in the corner of the site that minimizes impacts to adjacent properties.
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 main house and ADU on the subject property will be accessed from Wasatch Drive. No new access points are proposed and the proposal will not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	It's not anticipated that the addition of the accessory unit will create any adverse impacts in terms of motorized, non-motorized and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The proposed ADU will not affect circulation for pedestrians and bicycles in the area. A concrete walkway (shown on the site plan) is proposed to lead from the driveway to the ADU.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed ADU proposed an off-street parking space with internal circulation to mitigate unreasonable impacts on the street.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	An off-street parking space is provided in the driveway. Tandem parking is allowed for ADU's per 21A.40.200.E.G.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	Public Utilities supports the conditional use with the requirement that the sewer lateral will need to be lined or replaced as part of the ADU.

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 rear yard where the ADU will be located is surrounded by a 6 FT tall wood fence.
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. Environmental impacts are not anticipated to be associated with the proposal.
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 as they 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 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 E – 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:

- January 13, 2020 – Notice of the proposed ADU was provided to the East Bench Community Council as well as property owners and residents within 300 FT of the project.
- February 19, 2020 – Staff attended the East Bench Community Council meeting on February 19, 2020. The applicant presented and answered several questions that were raised. Generally, the EBCC is not supportive of ADU's in their area. For this ADU, the community council voted against approving the request. They also requested that parking for the ADU be provided on-site. The applicant updated their plans to respond to this request. Additionally, concern was reported from the EBCC following the meeting that the primary dwelling is currently operating as an AirBnb. AirBnb's are not allowed in residential zones.

A formal letter reporting the council's position is attached.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on February 28, 2020.

Public notice posted on City and State websites and Planning Division list serve on February 28, 2020.

Public hearing notice posted on February 28, 2020.

Public Input:

Besides the East Bench Community Council's attached letter, no other formal public comments have been submitted to date.



February 27, 2020

ATTN Krissy Gilmore
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

RE: Conditional Use at 1695 S Wasatch Drive

The agenda for the East Bench Community Council (EBCC) general meeting on February 19, 2020 included the request for Conditional Use for an ADU at 1695 S Wasatch Drive. Krissy Gilmore attended the meeting and answered questions about the ADU process and Andrea Palmer answered questions about this specific project.

Concerns identified in the discussion were mostly about the process, as this is our first ADU request. Once the project was determined to be within the parameters of the ADU rules, the main objections were to the ADU law in general and the existence of illegal or non-conforming rental units in the neighborhood. There was also some concern about how many renters are in the main home, and how the requirement of continued owner occupancy will be enforced.

A vote of the membership was taken with the following tally:

Do not recommend approval of this Conditional Use request: 22

Recommend approval of this Conditional Use request with the condition that the homeowner provide off-street parking for tenant(s): 15

Recommend approval for this Conditional Use request with no conditions: 1

The total attendance at the meeting included these 38 voting members, plus six that left the meeting before the vote, plus presenters and city officials who aren't part of the residential membership.

We appreciate very much the opportunity to provide our input and for the time that Krissy spent to help us understand this project and this process. The EBCC has been opposed to the ADU law since it was introduced mostly because of the problem of enforcement. There is a lot of evidence in our neighborhood already of short-term rentals, hectic parking at rental properties and property negligence, which all seem to be uncontrolled, or uncontrollable.

Sincerely,

A handwritten signature in cursive script that reads "Aimee Burrows".

Aimee Burrows, Chair
East Bench Community Council
ebcc.chair@gmail.com



EAST BENCH COMMUNITY COUNCIL

General Meeting Agenda
Wednesday, February 19, 2020
Anderson-Foothill Library, 7:00 PM

1. Welcome, Pledge of Allegiance, Introduce Board Members in Attendance

2. Business Items

EBCC officer elections will be held on April 15, 2020. If you have interest in running for any of these offices, please contact any of the current officers. The following offices will be up for a vote (cases where the incumbent has declared that they intend to run again are noted):

EBCC chair (Aimee Burrows incumbent), 1st Vice Chair (David Wirthlin incumbent), Secretary, Treasurer, 1st At Large Rep.

EBCC encourages you to set up a Neighborhood Watch for your street. Please contact SLCPD Detective Greg Wilking at 801-799-3361 to find out what resources are available for you and your neighbors.

EBCC has a lot of unreinforced masonry buildings which are DANGEROUS in an earthquake. Please check out this website to see if you can improve your chances of surviving an earthquake: <https://www.slc.gov/em/fix-the-bricks/>

SLCPD is still giving away gun locks at the downtown Safety Building near the library! Get all the info at: <http://www.slcpd.com/ass3ts/uploads/2018/03/SLCPDFirearmSafety.pdf>

3. SLC Fire Department Report

SLC Fire Station 13

801-799-3473 | fire@slcgov.com

4. Conversation about proposal for 2790 Lancaster Drive

Jody Davis

801-455-9274 | <https://inspiredyearnings.org/respite-care>



5. Petition for a Conditional Use for an ADU at 1695 S Wasatch Drive

Krissy Gilmore, AICP | Principal Planner, Salt Lake City Corp | 801-535-7780 | kristina.gilmore@slcgov.com
Andrea Palmer | Modal Living |



Information Sheet

Request Type: Conditional Use
Location: 1695 S Wasatch Drive
Zone: R-1/12,000 Foothills Residential District

Request Description:

Salt Lake City has received a request from Andrea Palmer of Modal Living, representing the property owner at 1695 S Wasatch Drive, for approval of a Conditional Use in order to construct an Accessory Dwelling Unit (ADU) at the same address. The ADU is proposed to be detached from the house and will be located in the rear yard. The existing deck in the rear yard will be demolished to allow for the construction of the ADU. The proposed ADU will encompass 432 square feet, include one-bedroom, and will be 11'-3" in height. A single-family house is currently on the subject property. This type of application requires Conditional Use approval by the Planning Commission before a building permit or certificate of occupancy can be issued.



Staff Contact: Krissy Gilmore at kristina.gilmore@slcgov.com or 801-535-7780.

ADU STANDARDS	WHAT IS REQUIRED?	WHAT IS PROPOSED?
HEIGHT	17 FT or the height of the single family dwelling on the property, whichever is less. *There are exceptions for additional height if the primary house is over 17 FT and if a 10 FT side yard setback is provided.	Approximately 11 FT 3 IN
SETBACKS	Located 10 FT from any primary dwelling on the property or adjacent property Minimum of 4 FT from any side or rear lot line	Located approximately 30 FT from the house on the property and the closest house on an adjacent property is approximately 52 FT Located 6 FT from the rear lot line and 16 FT from the north side lot line. Located 131 FT from the south side lot line.
SIZE	ADU footprint can be 50% of the footprint of the primary house up to a maximum of 650 SF.	Primary house has a footprint of approximately 2,965 SF. ADU can be 50% of that or a maximum of 650 SF Proposed footprint is approximately 432 SF
COVERAGE	The surface coverage of all principal and accessory buildings shall not exceed thirty five percent (35%) of the lot area.	Primary Dwelling: 2,965 Sq. Ft. Existing Pool: 800 Sq. Ft. Existing Deck (To Be Demolished) : 750 Sq. Ft. Proposed ADA: 432 Sq. Ft. Existing Lot Coverage: 19% Lot Coverage + ADU: 18%
PARKING	Minimum of one parking space on site. 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.	One parking space provided on the public street.

6. SLC Police Department Report

Det. Nathan Meinzer
801-799-3625 | ciudistrict6@slcgov.com

7. SLC Mayor's Report

Jamie Stokes, Community Liaison
801-535-7110 | jamie.stokes@slcgov.com

8. Salt Lake City Council Report

Dan Dugan
801-535-7784 | dan.dugan@slcgov.com

EBCC Board Members

Aimee Burrows
David Wirthlin
Brooke Karrington
Jim Wheeler

ebcc.chair@gmail.com
dbwirthlin@gmail.com
b.karrington04@gmail.com
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Kim Peterson
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douglas1960@comcast.net
denniseyre@prodigy.net
dave.mansell8@gmail.com

ATTACHMENT F – DEPARTMENT REVIEW COMMENTS

Building Code (Jason Rogers) – Structural drawings, elevations engineered and stamped, Utah local building codes to be adhered. ES Reports, Manuals J D and S for HVAC will be needed at minimum before review will be done for Building Code

Engineering (Scott Weiler) – No impact to public way. No objections.

Fire (Douglas Bateman) – There are less than three R-3 or U occupancies and a fire hydrant has been noted within 600-feet of the exterior portions of the ADU. No additional fire comments at this time.

Public Utilities – There is a 12” water main on the south side of their property but no conflicts with their proposed location.

We support the conditional use with the requirement that the sewer lateral will need to be lined or replaced as part of the ADU

Transportation (Michael Barry) – There is one on street parking space which satisfies the parking requirement for the ADU.

Zoning (Scott Browning) – Add a north arrow to the site plan.