



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Chris Earl, Associate Planner, christopher.earl@slcgov.com, 801-535-7932
Date: July 29, 2020
Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2020-00092)

Conditional Use

PROPERTY ADDRESS: 1756 S Windsor Street
PARCEL IDS: 16-17-310-017-0000
MASTER PLAN: Sugar House – Low Density Residential
ZONING DISTRICT: R-1/5,000 Single-Family Residential

REQUEST: Stephen Brendle, property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached structure at approximately 1756 S Windsor Street in the R-1/5,000 Single-Family Residential zoning district. The ADU will be located above a proposed detached two-story garage which will be located in the rear yard of the property. The ADU will measure 650 square feet and the entire structure will measure a height of approximately 19 feet.

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

1. Compliance with all Department/Division comments and conditions as noted in [Attachment H](#).
2. The property owner shall comply with the registration process as outlined in section 21A.40.200F of the Salt Lake City Zoning Ordinance.
3. Rental dwellings must be rented for a period of one month or longer as outlined in chapter 5.14 of the Salt Lake City Rental Dwellings Ordinance. Short term rentals of a period less than one month shall not be permitted.
4. Final approval for the development shall be delegated to Planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.
5. Proposed addition to the principle structure must be completed in order to meet footprint square footage and gross square footage zoning requirements for the accessory dwelling unit.
6. Existing detached garage, carport and shed to be removed.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Additional Applicant Information](#)
- D. [Site Visit Photographs](#)

- E. [Analysis of Standards - Accessory Dwelling Units](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION:

This petition for a Conditional Use is for a detached ADU to be located above a proposed detached garage on the property of a single-family dwelling located at approximately 1756 S Windsor Street. The ADU will be approximately 650 square feet in area with a living room, bedroom, and bathroom all on the same floor. It features a pitched roof and the entire structure is approximately 19 feet in height. The height of the detached garage and ADU will be approximately 3’ 6” below the height of the primary dwelling unit.

The primary exterior building materials will be lap board as well as batten and board fiber cement siding along with stucco and stone veneer. A full glass entrance door and sliding window will be located on the front of the ADU facing the east property line and the primary dwelling unit. Two smaller horizontally oriented clerestory windows as well as a sliding glass door with protective railing will be located on the south side of the ADU facing the northern property line.

The ADU itself sits 10 feet from the rear (west) property line, 10 feet from the side (south) property line, and 10 feet from the side (north) property line. Single-family homes are located to the north, south, and west of the subject property. The property to the west is separated by an alley.

The parking for the existing house is accommodated by two (2) off-street parking spaces within the proposed detached garage with driveway access from the adjacent alley. A legal off-street parking space for the ADU will be provided on the existing driveway. Legal on-street parking is available along Windsor Street. The subject property is also located within one-quarter (1/4) mile of a transit stop, with the nearest bus stop located at approximately 1776 S 900 E.

An addition to the rear of the principle building is currently under construction. This addition will need to be completed in order to meet the footprint square footage and gross square footage requirements as outlined in section 21A.40.200E3a of the Salt Lake City Zoning Ordinance.

Currently, there is an existing detached garage and carport along with an existing shed on the subject property. As part of this proposal, those structures will be removed.

PLANNING COMMISSION REVIEW:

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

NEXT STEPS:

Approval of Conditional Use

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

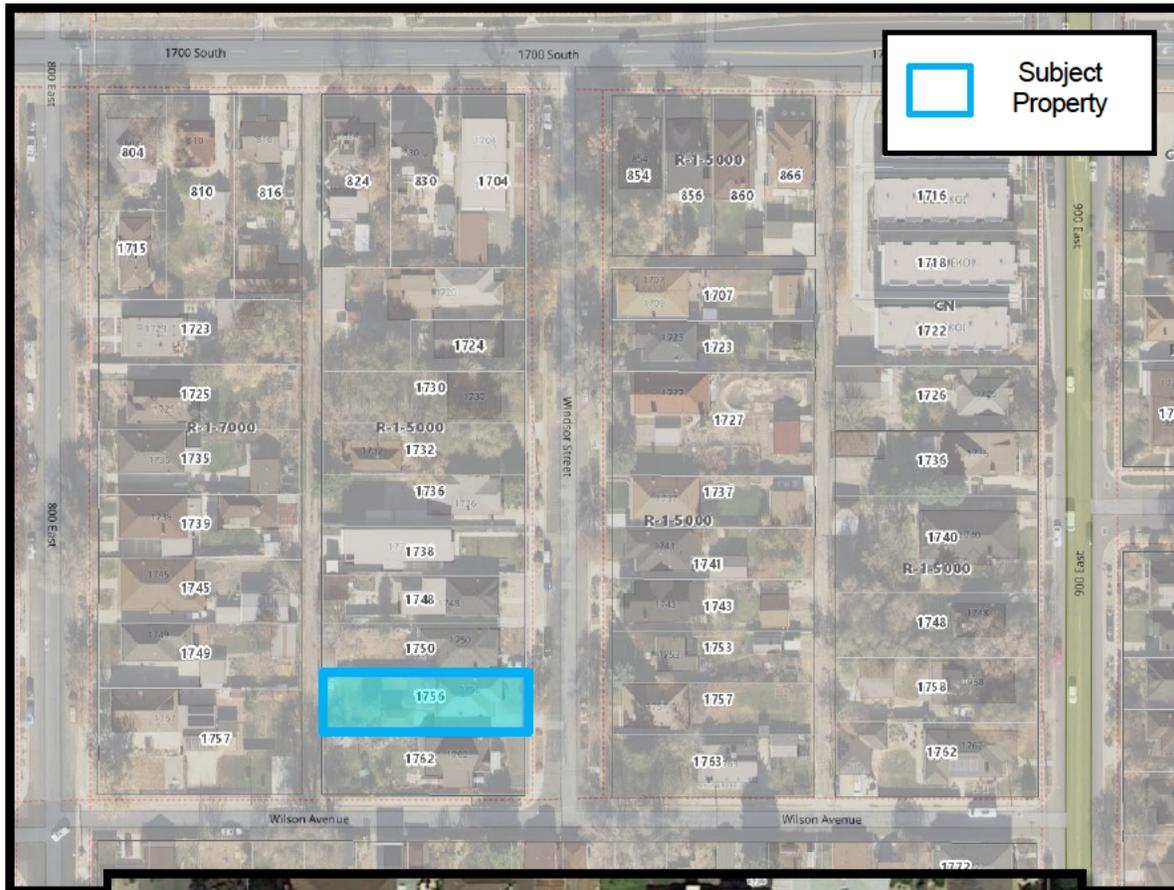
Denial of Conditional Use

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A Conditional Use can

only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If denied, the applicant would not be permitted to construct an ADU. An accessory 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-1/5,000 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 for a pitched roof or 12 FT for a flat roof.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PLANS

PROJECT:

WINDSOR ACCESSORY DWELLING UNIT

SALT LAKE CITY, UTAH



JT Engineering, PC
7806 SOUTH 2325 EAST
SOUTH WEBER, UTAH
cel 801.866.7702

GENERAL NOTES

- CONTRACTOR AND ALL SUB-CONTRACTORS SHALL PERFORM ALL WORK IN A MANNER CONSISTENT WITH THE BEST PRACTICES OF TRADES INVOLVED AND CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) OR PER LATEST CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS.
- CONTRACTOR AND SUBCONTRACTORS MUST VERIFY PLANS AND DIMENSIONS OF ALL WORK INVOLVED PRIOR TO THE START OF ANY CONSTRUCTION OR ANY RELATED WORK. ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS FOUND HEREIN MUST BE REPORTED IMMEDIATELY TO THE DESIGNER/ENGINEER. DO NOT SCALE DRAWINGS.
- MECHANICAL CONTRACTOR TO DESIGN HEATING SYSTEM IN ACCORDANCE TO THE INTERNATIONAL MECHANICAL CODE.
- ELECTRICAL SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- CONTRACTOR IS RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- ALL LOCATIONS OF CONCRETE FLOORS, DRIVENWAYS, SIDEWALKS, AND ETC. TO BE PLACED ON 95% COMPACTED FILL OF APPROVED MATERIAL.
- SLOPE FINISH GROUND A MINIMUM OF 2% AWAY FROM BUILDING TO PROVIDE DRAINAGE OF WATER INTO AN APPROVED DRAINAGE SYSTEM.
- INSTALL FREEZE PROOF BACK-FLOW PREVENTION HOSE BIBS AT A MINIMUM OF 2 EXTERIOR LOCATIONS TO BE DETERMINED BY THE OWNER WITH A HOT AND COLD HOSE BIB IN THE GARAGE.
- THE BUILDING SHALL BE "AIR SEALED" AS PER 2015 IECC RESCHECK OR PROVIDED WITH A BLOWER DOOR TEST.
- WHERE EXTERIOR CONCRETE PORCHES, DECKS OF STAIRS ATTACH TO A WOOD WALL, FLOOR ASSEMBLY, FLOOR SHEATHING OR FLOOR JOISTS THE CONCRETE SLAB DECKS, PORCH CAPS, LANDINGS OR STAIRS SHALL BE PROVIDED WITH A WEATHER-RESISTANT BARRIER OR BITUMEN MATERIAL CREATING A SEPARATION BETWEEN THE WOOD CONSTRUCTION AND THE CONCRETE.
- PROVIDE ANTI-SCALD FAUCETS ON ALL SHOWER AND TUB-SHOWER COMBINATIONS. BATHTUBS AND WHIRLPOOL TUB VALVES SHALL LIMIT THE TEMPERATURE TO A MAXIMUM OF 120 DEGREES F.
- EMERGENCY FLOOR DRAINS SHALL HAVE ADDITIONAL TRAP SEAL PROTECTION.

DESIGN CRITERIA

- GOVERNING CODE 2015 I.R.C.
- SEISMIC DESIGN VARIABLES
D
I = 1.00
R = 6.50
- BASIC 3 SEC. WIND SPEED 115 MPH
EXPOSURE B
I = 1.00
- ROOF DEAD LOAD 15 PSF
- ROOF SNOW LOAD 30 PSF
- FLOOR DEAD LOAD 18 PSF
- FLOOR LIVE LOAD 40 PSF
- SOIL BEARING PRESSURE 1500 PSF
- FROST DEPTH 30 IN

IF A GEOTECHNICAL INVESTIGATION EXISTS FOR THIS PROJECT, CONTRACTOR IS REQUIRED TO FOLLOW THE SPECIFICATIONS CONTAINED THEREIN..



VICINITY MAP

SQUARE FOOTAGE

- GARAGE 650 sq ft
- SECOND FLOOR 650 sq ft
- DECK 80 sq ft
- PRINCIPLE STRUCTURE 1325 sq ft
(EX. DWELLING + PROPOSED ADDITION)

NOTE:
SQUARE FOOTAGE IS MEASURED BY THE ENCLOSED AREA OF THE FLOOR FROM THE EXTERIOR FACE OF THE WALL.

SHEET INDEX

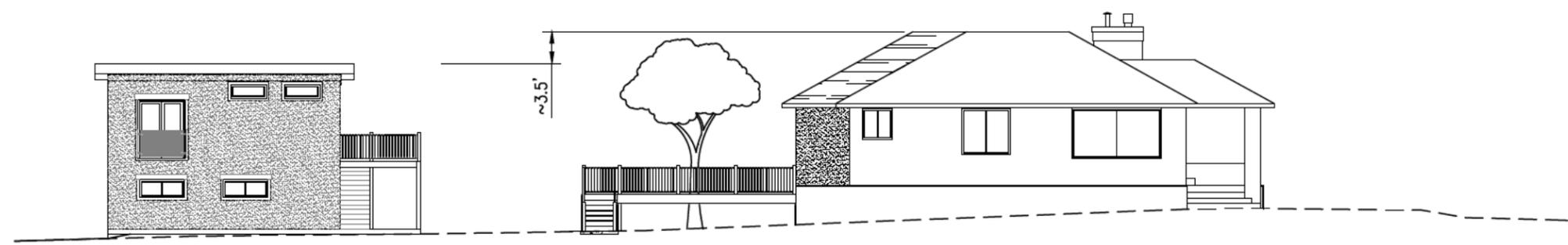
CV1	COVERSHEET
SP1	SITE PLAN
A1	FOUNDATION PLAN
A2	GARAGE FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	FRONT ELEVATION
A5	REAR ELEVATION
A6	RIGHT ELEVATION
A7	LEFT ELEVATION
A8	SECTIONS
E1	GARAGE ELECTRICAL PLAN
E2	SECOND FLOOR ELECTRICAL PLAN
S1	FLOOR FRAMING PLAN
S2	ROOF FRAMING PLAN
SN1	STRUCTURAL NOTES
SN2	STRUCTURAL NOTES
DT1	FOUNDATION DETAILS
DT2	FRAMING DETAILS
DT3	WALL SECTIONS

#	DATE	BY	DESCRIPTION

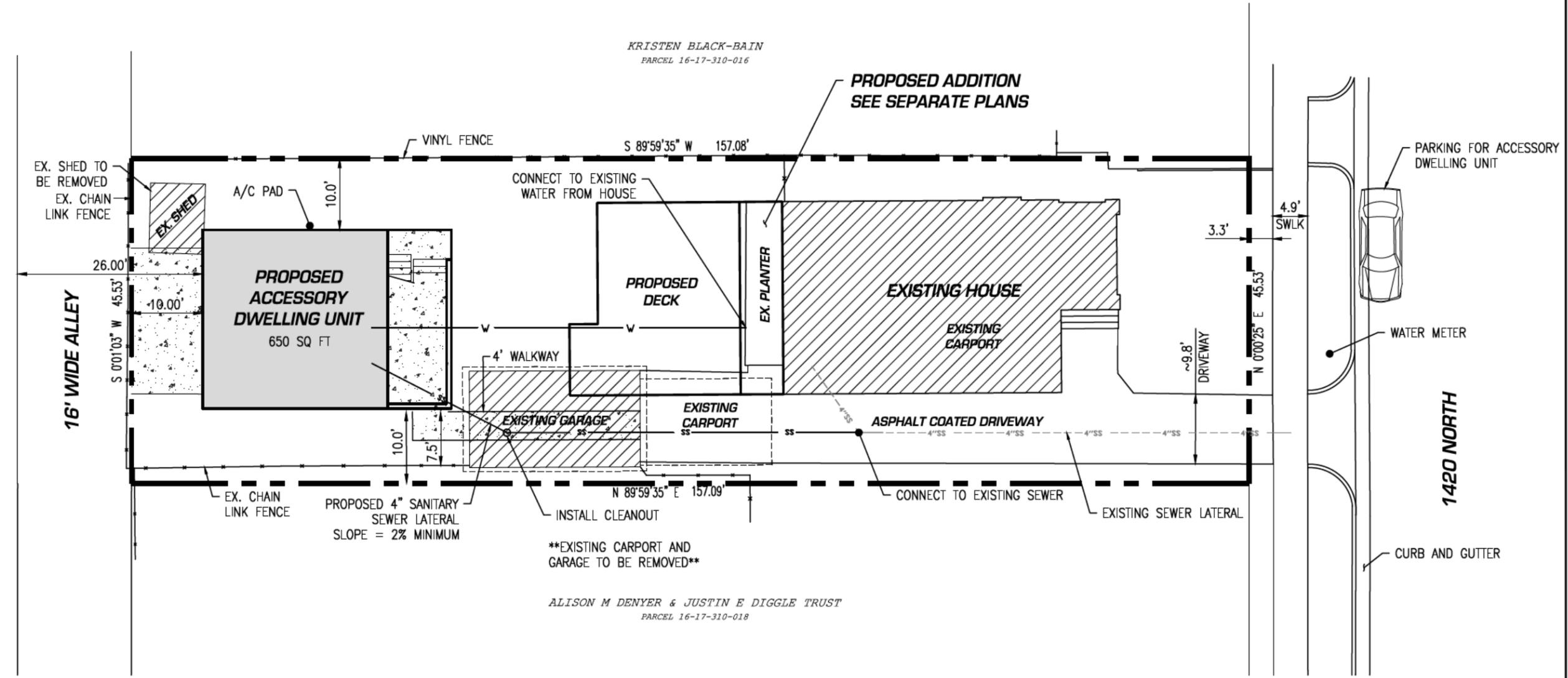
COVERSHEET
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
SCALE: N/A
DRAWN BY: JHT
DATE: MAY 14 2020
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SHEET NO.
CV1



PROPERTY CROSS-SECTION



ALISON M DENYER & JUSTIN E DIGGLE TRUST
 PARCEL 16-17-310-018

NOTE: IN ADDITION TO THE PARKING SPOT ON THE STREET FOR THE PROPOSED ACCESSORY DWELLING UNIT, THERE ARE 8 UTA BUS STOPS WITHIN A QUARTER MILE RADIUS. THE CLOSEST IS WITHIN A WALKING DISTANCE OF 550 FEET.

AREA SUMMARY

LOT AREA	7152 SQ FT
BUILDING FOOTPRINTS	
EXISTING HOUSE	1170 SQ FT
PROPOSED ADDITION	155 SQ FT
EXISTING GARAGE	324 SQ FT
PROPOSED ADU	650 SQ FT
TOTAL BUILDING FOOTPRINTS	2299 SQ FT
% OF LOT AREA	32.1%

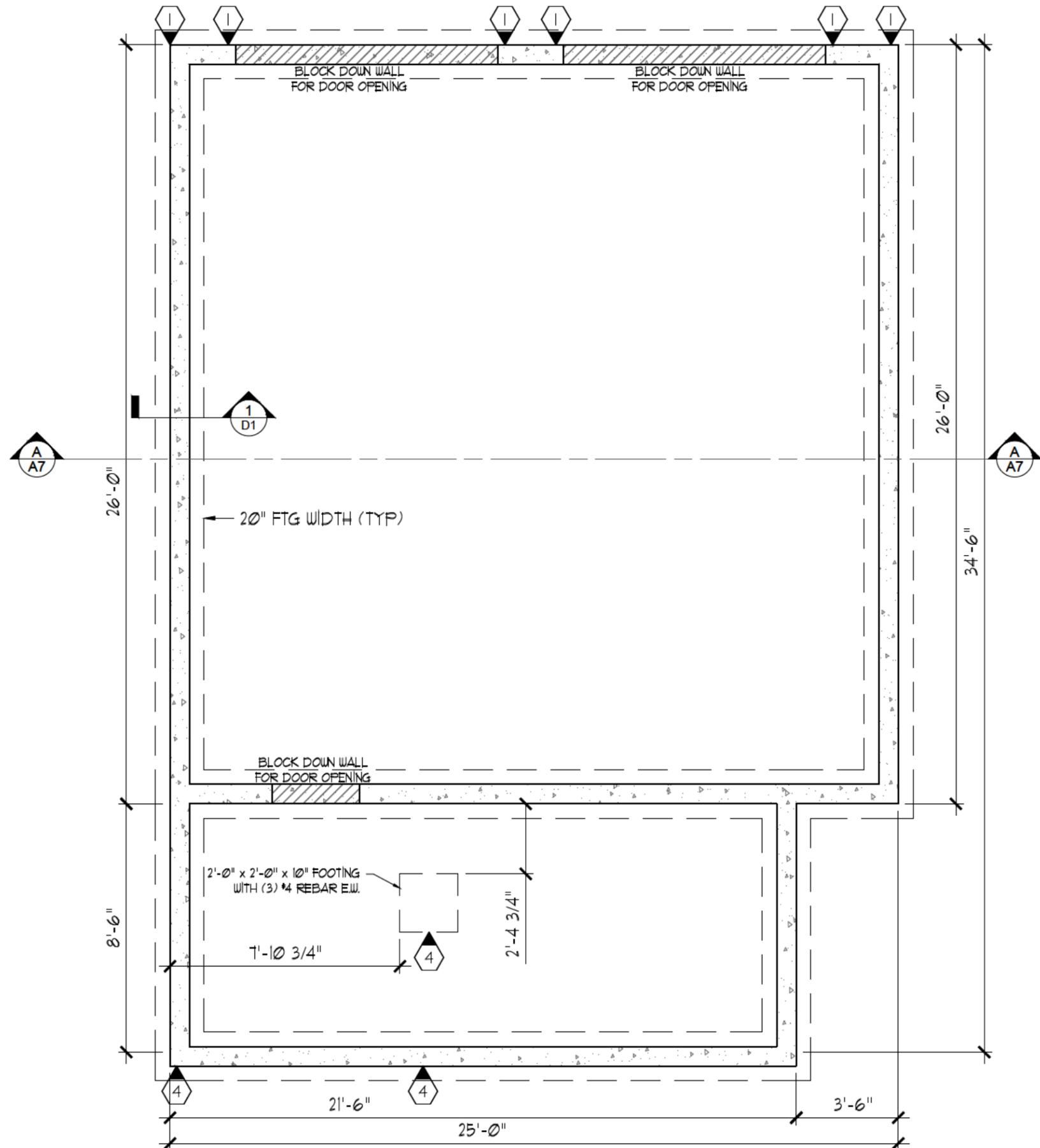


REVISIONS	DESCRIPTION	DATE	BY

SITE PLAN
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
 SCALE: 1/16" = 1'
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 DATE: MAY 14 2020
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SP1



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 cel 801.866.7702

#	DATE	BY	DESCRIPTION

FOUNDATION PLAN
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
 SCALE: 1/4" = 1'
 DRAWN BY: JHT
 DATE: MAY 14 2020
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A1

REVISIONS	DESCRIPTION	BY	DATE

SECOND FLOOR PLAN

WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
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SHEET NO.
A3

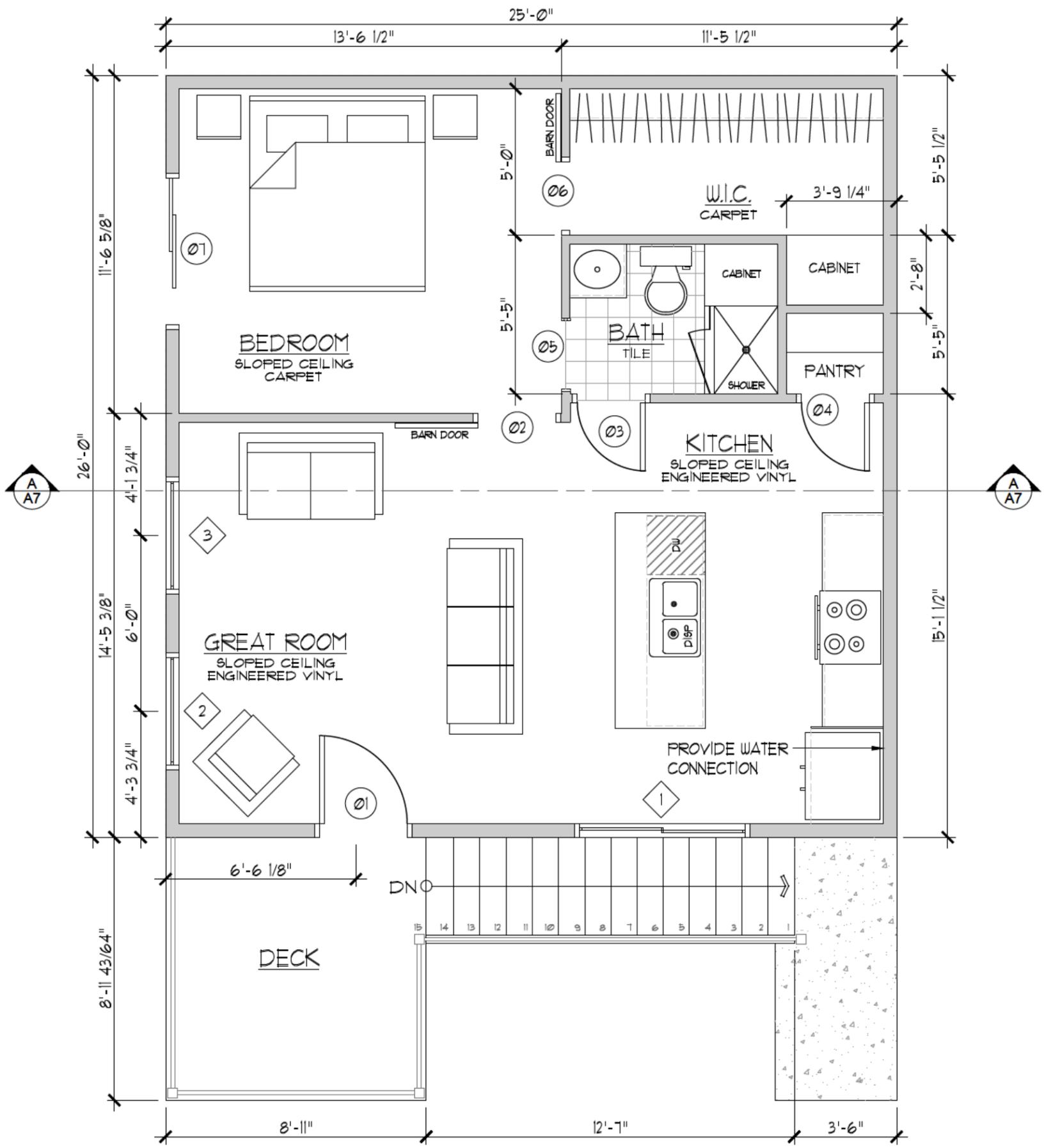
WINDOW SCHEDULE

ITEM	WIDTH	HEIGHT	NOTES
1	6'-0"	5'-0"	VINYL HORIZONTAL SLIDER
2	4'-0"	1'-6"	VINYL FIXED
3	4'-0"	1'-6"	VINYL FIXED

DOOR SCHEDULE

ITEM	WIDTH	HEIGHT	TYPE	NOTES
01	3'-0"	6'-8"	EXTERIOR	FULL GLASS
02	2'-8"	6'-8"	INTERIOR	BARN DOOR
03	2'-4"	6'-8"	INTERIOR	SELF CLOSING
04	2'-4"	6'-8"	INTERIOR	SELF CLOSING
05	2'-4"	6'-8"	INTERIOR	POCKET DOOR
06	2'-4"	6'-8"	INTERIOR	BARN DOOR
07	5'-0"	6'-8"	EXTERIOR	SLIDING GLASS DOOR

CONTRACTOR IS RESPONSIBLE TO UTILIZE TEMPERED GLASS, AS DETERMINED BY CODE REQUIREMENTS, FOR WINDOWS, DOORS, SHOWER ENCLOSURE, AND ETC.



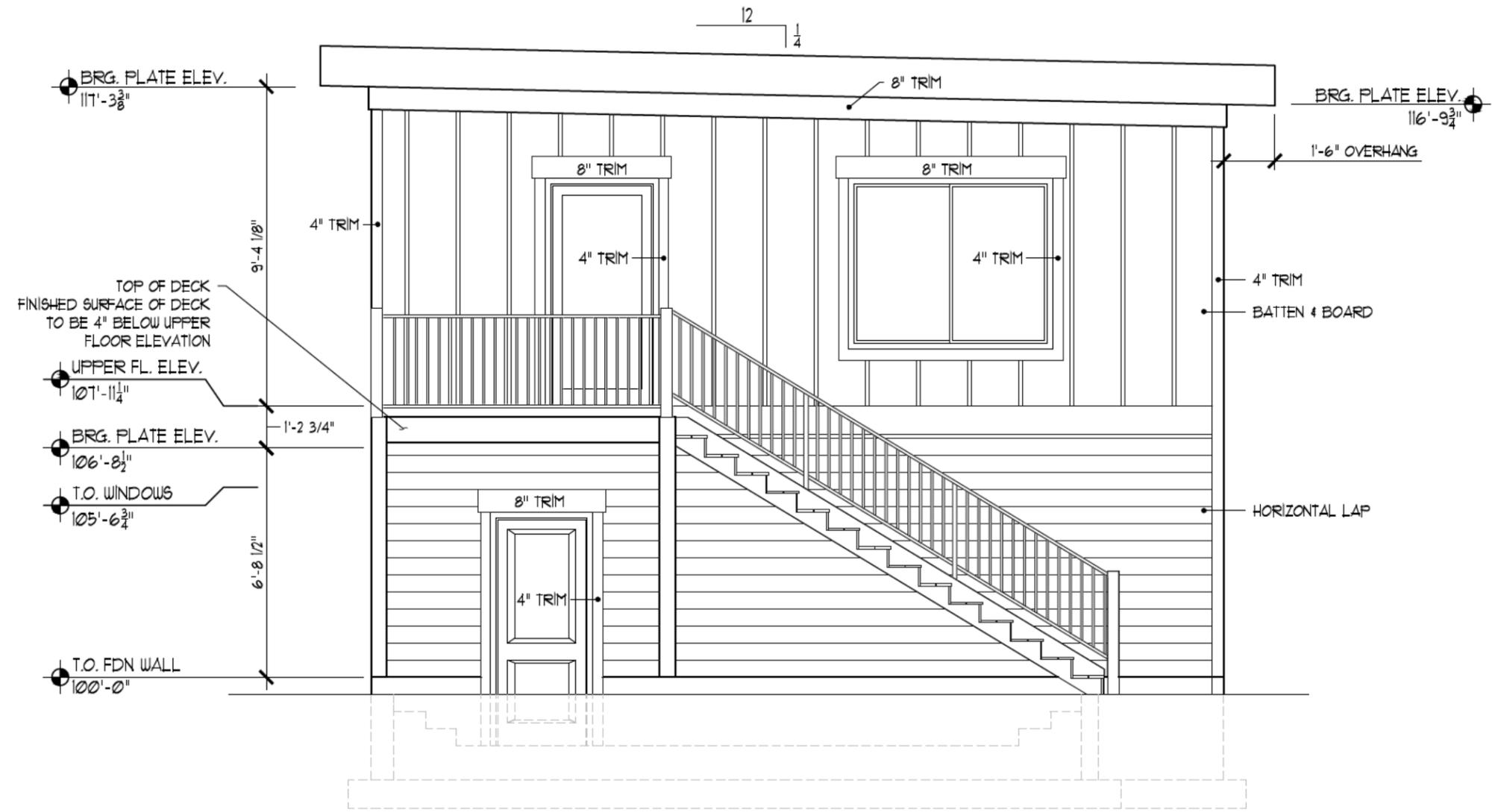
TOTAL VENTILATION REQD:

PROVIDE OPENINGS OF AT LEAST 1 S.F. PER 150 S.F. OF ATTIC OR ROOF AREA. OPENINGS MAY BE REDUCED TO 1 S.F. FOR 300 S.F. OF ROOF AREA IF AT LEAST ONE HALF OF THE OPENINGS ARE IN THE UPPER ONE THIRD OF THE ROOF, AT LEAST THREE FEET ABOVE THE SOFFIT OR CORNICE VENTS OPENINGS, OR A VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE INSULATION.



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HATCH PATTERN	DESCRIPTION
	30 YEAR ARCHITECTURAL ASPHALT SHINGLE SYSTEM.
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM.
	EXTERIOR STONE VENEER AS SELECTED BY OWNER.
	FIBER CEMENT SIDING, BATTEN & BOARD STYLE. COLOR SELECTED BY OWNER.
	FIBER CEMENT SIDING, LAP BOARD STYLE. COLOR SELECTED BY OWNER.



FRONT/EAST ELEVATION
1/4" = 1'-0"

REVISIONS	DESCRIPTION	BY	DATE

FRONT ELEVATION
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

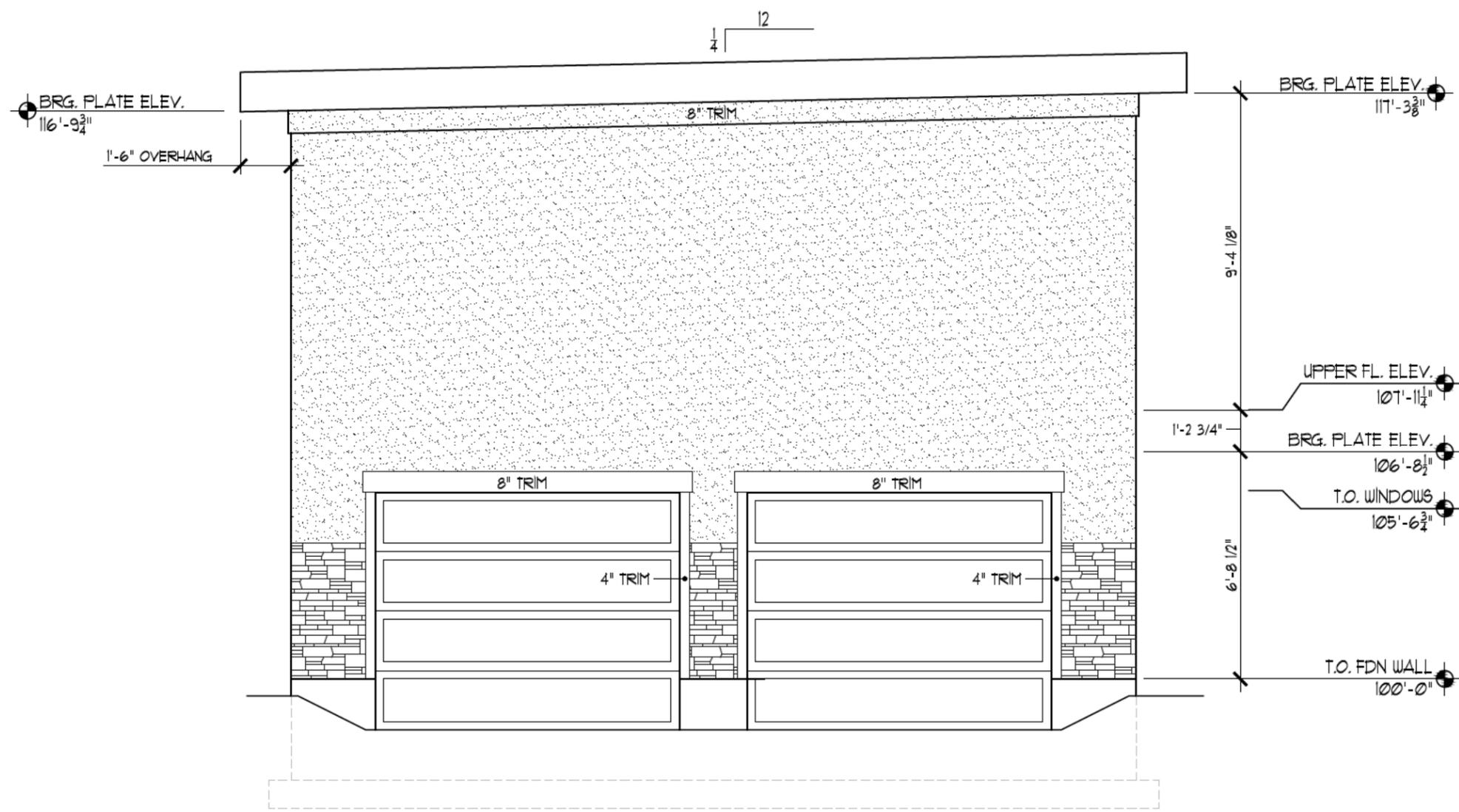
SHEET SIZE: 11X17
SCALE: 1/4" = 1'
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REAR/WEST ELEVATION
1/4" = 1'-0"

REAR ELEVATION
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

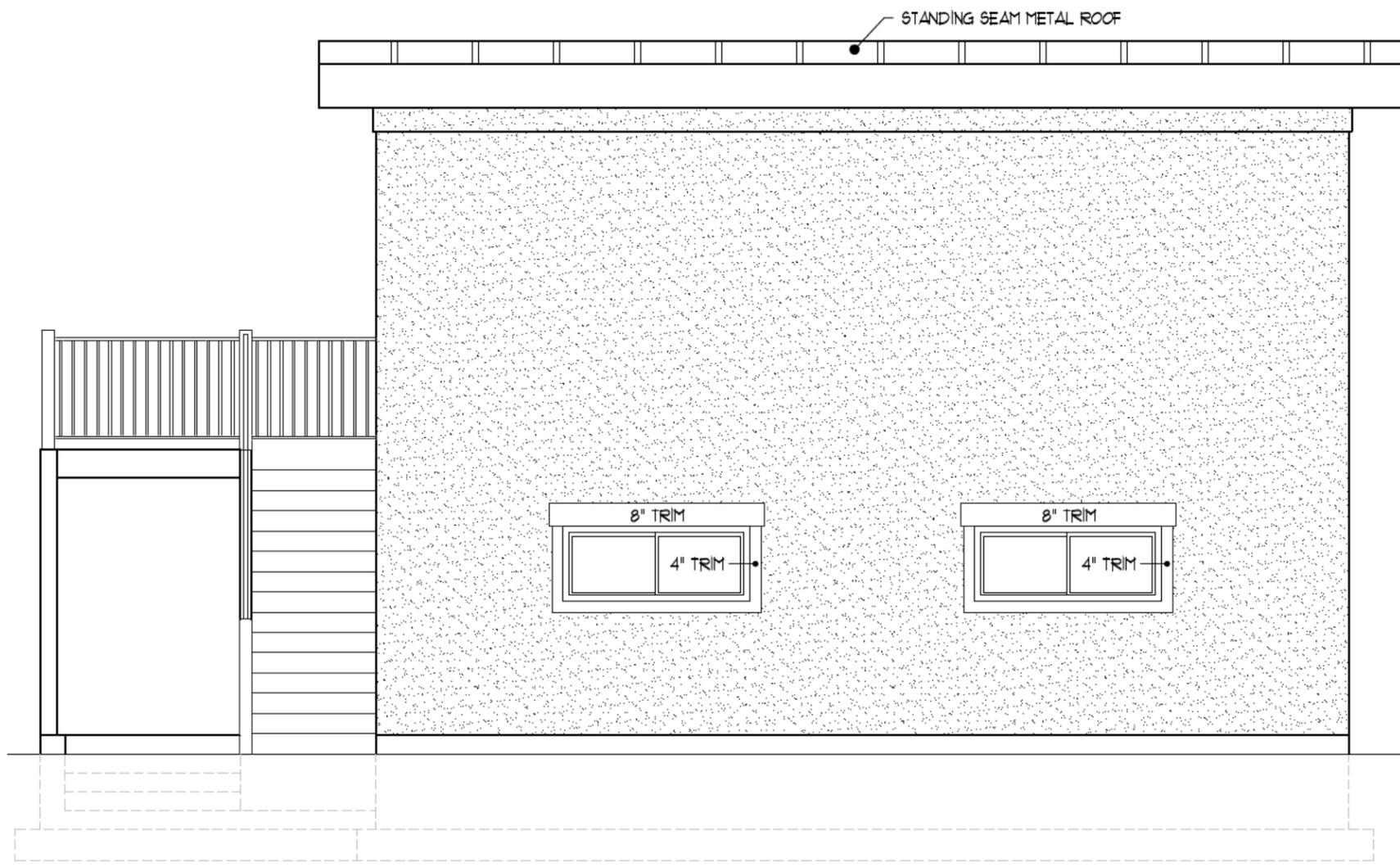
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SCALE: 1/4" = 1'
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RIGHT/NORTH ELEVATION
 1/4" = 1'-0"

RIGHT ELEVATION
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
 SCALE: 1/4" = 1'
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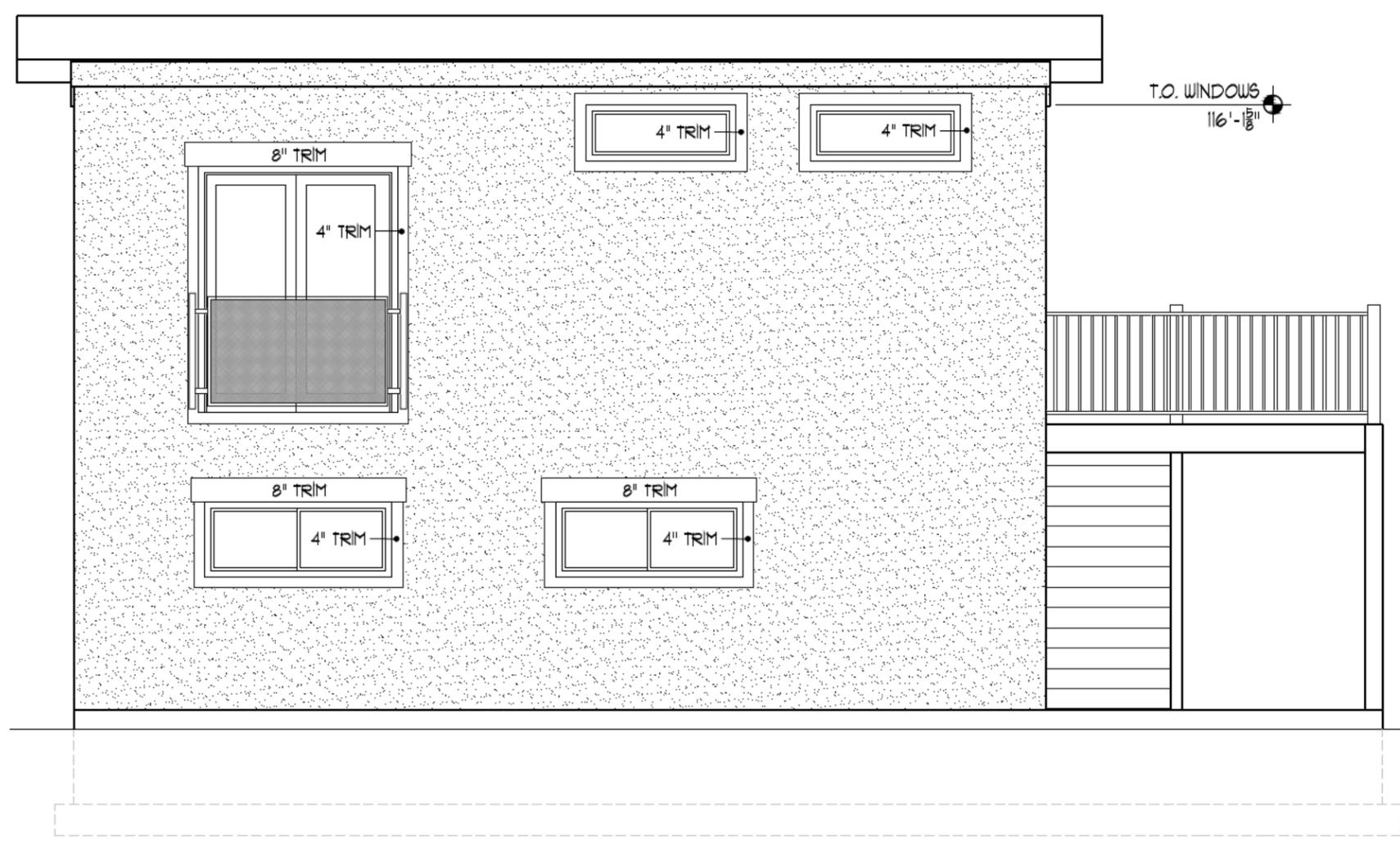
SHEET NO.
A6

#	DATE	BY	DESCRIPTION

LEFT ELEVATION
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
 SCALE: 1/4" = 1'
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 DATE: MAY 14 2020
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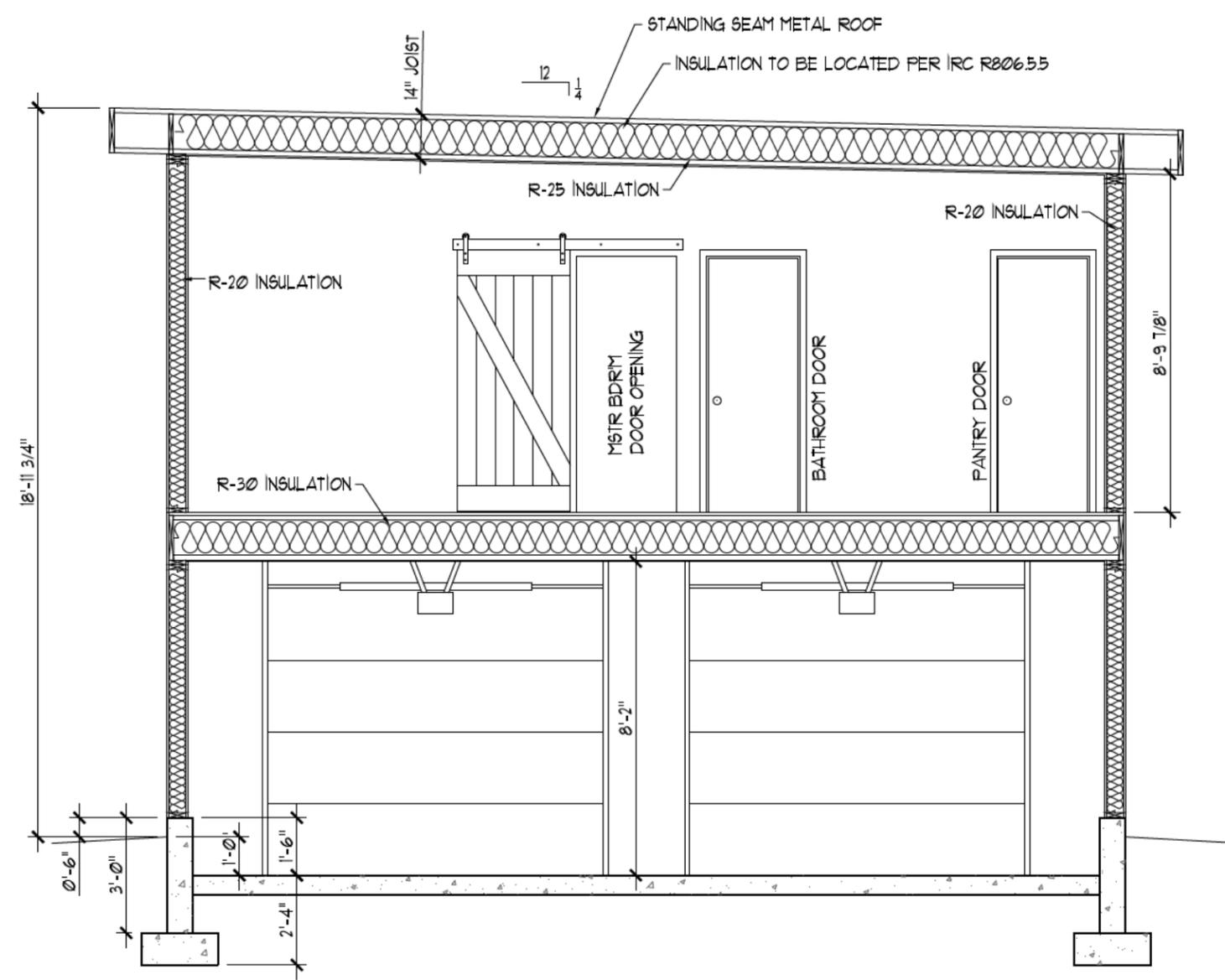
SHEET NO.
A7



LEFT SOUTH ELEVATION
 1/4" = 1'-0"



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SECTION A
 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

SECTIONS
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

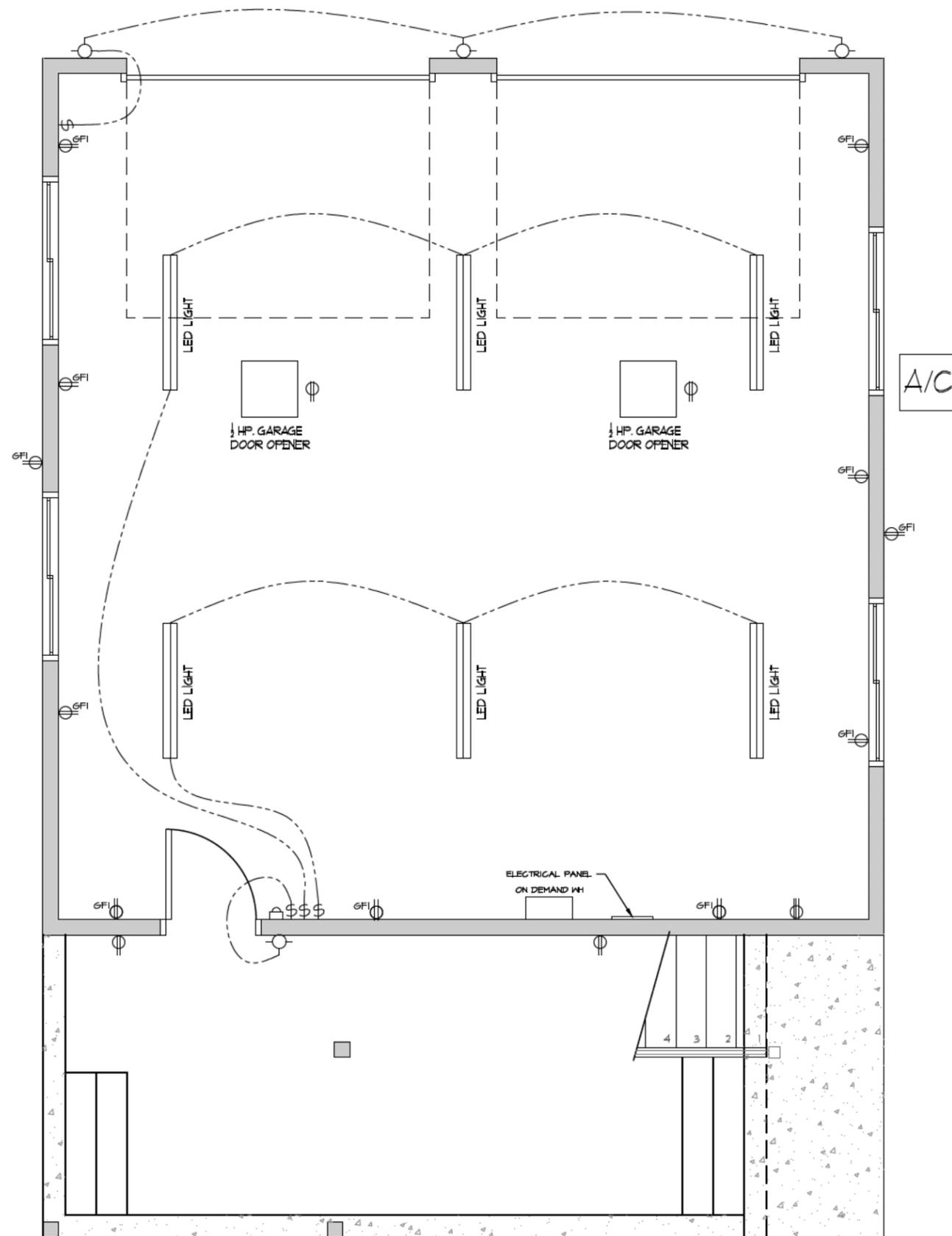
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 SCALE: 1/4" = 1'
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 DATE: MAY 14 2020
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A8

ELECTRICAL/MECHANICAL SYMBOLS

	40 AMP 220 VOLT OUTLET
	EXTERIOR OUTLET IN EAVES
	110 VOLT OUTLET
	GFCI 110 VOLT OUTLET
	LIGHT FIXTURE
	RECESSED LIGHT FIXTURE (IC RATED)
	LIGHT SWITCH
	3 - WAY LIGHT SWITCH
	4 - WAY LIGHT SWITCH
	MOTION ACTIVATED LIGHT SWITCH
	SMOKE DETECTOR
	COMBINATION SMOKE AND CO DETECTOR
	EXTERIOR WALL-MOUNT LIGHT
	TELEVISION JACK
	PHONE JACK
	RJ-45 INTERNET CONNECTION "LAN" JACK
	CEILING FAN
	HEAT VENT
	UNDER SINK VENT
	COLD AIR RETURN
	PUSH BUTTON
	ANTI-SYPHAN HOSE BIB
	CHIME
	WALL SCONCE MTD @6'-0" AFF

NOTE: EXTERIOR LIGHTS TO BE MOTION DETECTOR TYPE WITH A PHOTOCELL



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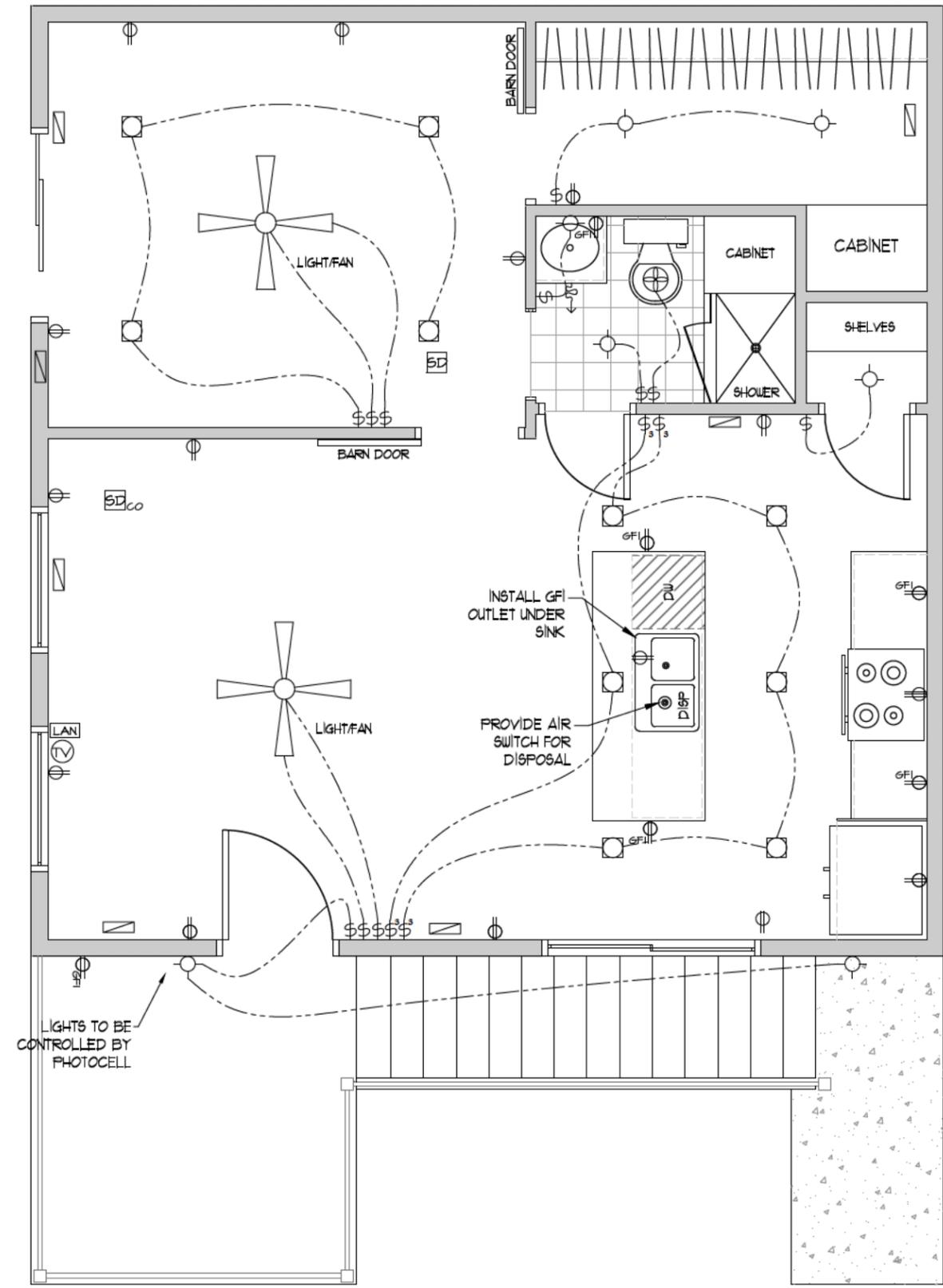
MAIN FLOOR ELEC.
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
SCALE: 1/4" = 1'
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E1

ELEC & MECHANICAL NOTES

1. SMOKE DETECTORS ARE REQUIRED IN ALL SLEEPING ROOMS, AND SHALL BE WIRED IN SERIES.
2. ELECTRICIAN SHALL PRE-WIRE FOR BLOWER UNIT AT ALL FIREPLACE LOCATIONS.
3. ELECTRICAL SHALL PRE-WIRE PUSH BUTTON CONTROLS FOR AUTOMATIC GARAGE DOOR OPENERS (OPENERS NOT IN CONTRACT)
4. PRE-WIRE FOR TELEPHONE AT LOCATIONS SHOWN.
5. PRE-WIRE COAXIAL CABLE FOR TELEVISION AT LOCATIONS SHOWN.
6. PROVIDE PVC VENTS TO ALL HIGH-EFFICIENCY FURNACES AND WATER-HEATERS AS PER MFR SPECIFICATIONS.
7. MECHANICAL SUBCONTRACTOR SHALL SIZE ALL FURNACES, FLENUMS, DUCTS, REGISTERS, VENTS, FLUES, ECT.
8. MECHANICAL ENGINEER/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY REQUIRED HEAT LOSS OR HEAT GAIN CALCULATIONS.
9. MECHANICAL SUBCONTRACTOR SHALL PROVIDE DUCTING OF ALL EXHAUST FANS, RANGE HOODS, AND DRYER VENTS TO EXTERIOR (FLEX DUCTING IS ALLOWABLE ONLY FOR BATH EXHAUSTS)
10. PROVIDE PRESSURE REGULATOR AT WATER MAIN SHUT-OFF VALVE WITH COPPER GROUND FROM ELECTRICAL SERVICE ATTACHED EACH SIDE OF REGULATOR.
11. ALL HOSE BIBBS SHALL BE FREEZE-PROOF TYPE AND SHALL HAVE SEPARATE WATER SHUT-OFF VALVES LOCATED WITHIN BUILDING.
12. ALL WORK SHALL CONFORM TO NEC, IBC, IMC, IFG, AND ALL APPLICABLE LOCAL CODES, WITH MOST STRINGENT TO GOVERN.
13. ALL 125V 15 AND 20 AMP RECEPTAGLES WITHIN DWELLING UNIT MUST BE TAMPER PROOF.
14. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN THE KITCHEN AND LAUNDRY ROOM ARE TO BE PROVIDED WITH AFCI PROTECTION.
15. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH LEVEL OF THE DWELLING UNIT AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
16. ALL RECEPTAGLES INSTALLED OUTDOORS OR OTHER DAMP LOCATIONS ARE TO BE LISTED TYPE "WR". (IRC 4002.8)



JT ENGINEERING
 JT Engineering, PC
 7806 SOUTH 2325 EAST
 SOUTH WEBER, UTAH
 cel 801.866.7702

#	DATE	BY	DESCRIPTION

SECOND FLOOR ELEC.
 WINDSOR ACCESSORY DWELLING UNIT
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E2

#	DATE	BY	DESCRIPTION

NOTE: FB-1 TO EXTEND ACROSS SW-1 AND SIMPSON SSWIPS STRAPS ARE TO BE APPLIED TO FACE OF 4X6 POSTS AND FACE OF FB-1 PER SIMPSON SPECIFICATIONS.

FLOOR BEAM SCHEDULE

REF #	SIZE	TYPE	NOTES
FB-1	(3) 2 X 10	DIM	EXTEND ACROSS SHEAR WALLS TO CREATE PORTAL
FB-2	(3) 2 X 8	DIM	
FB-3	(3) 2 X 10	DIM	
FB-4	(3) 2 X 6	DIM	
FB-5	(2) 2 X 12	DIM	STRINGER CUT FOR TREADS TO BE ATTACHED TO SIDE OF THIS BEAM. DO NOT NOTCH BEAM.
FB-6	3-1/8 X 4	GLB	FLUSH BEAM

SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILING			ANCHOR BOLTS	HOLD-DOWNS @ EACH END OF WALL SECTION
		SIZE	EDGES	FIELD		
SW-1	7/16" O.S.B.	8d	3'	6"	5/8" dia. @ 12" O.C.	STHD14
SW-2	7/16" O.S.B.	8d	6"	12"	5/8" dia. @ 12" O.C.	NONE
SW-3	7/16" O.S.B.	8d	6"	12"	5/8" dia. @ 24" O.C.	NONE
SW-4	7/16" O.S.B.	8d	6"	12"	NONE	NONE

--- REPRESENTS A SHEAR WALL PANEL.
 ALL SHEAR WALL PANELS MUST HAVE AT LEAST 3 ANCHOR BOLTS, ONE ON EACH END OF THE PANEL AND ONE IN THE CENTER.

NOTE: SEE WEYERHAEUSER "INSTALLATION GUIDE FOR FLOOR AND ROOF FRAMING, TJ-9001, AND THE "DEEP DEPTH TRUS JOIST TJI INSTALLATION GUIDE" TJ-9006 FOR DETAILS ON JOIST INSTALLATION.



PROVIDE ADDITIONAL RIM BOARD FOR LEDGER LAG BOLT CONNECTION

2x10 LEDGER WITH (2) 3/8" X 5" LAG BOLTS, ONE 2" FROM TOP OF LEDGER AND ONE 2" FROM BOTTOM OF LEDGER, BETWEEN EACH JOIST CAVITY TO PREVENT SEPARATION FROM WALL

ATTACH JOISTS TO LEDGER WITH SIMPSON LUS2BZ (TYP)

ATTACH JOISTS TO BEAM WITH SIMPSON LUS2BZ (TYP)

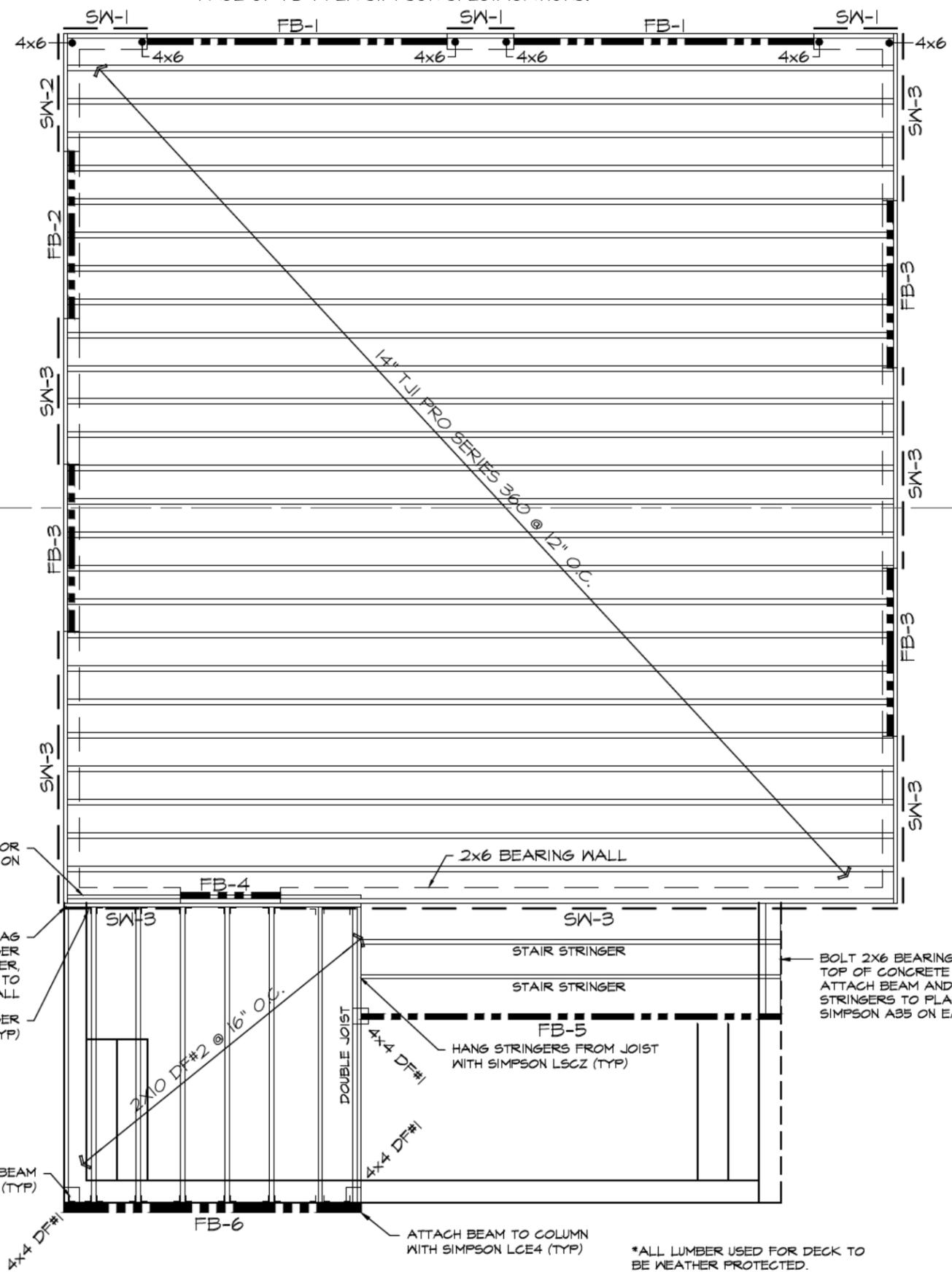
2x6 BEARING WALL

BOLT 2x6 BEARING PLATE TO TOP OF CONCRETE WALL. ATTACH BEAM AND STAIR STRINGERS TO PLATE WITH SIMPSON A35 ON EACH SIDE.

HANG STRINGERS FROM JOIST WITH SIMPSON LSCZ (TYP)

ATTACH BEAM TO COLUMN WITH SIMPSON LCE4 (TYP)

*ALL LUMBER USED FOR DECK TO BE WEATHER PROTECTED.



ROOF BEAM SCHEDULE

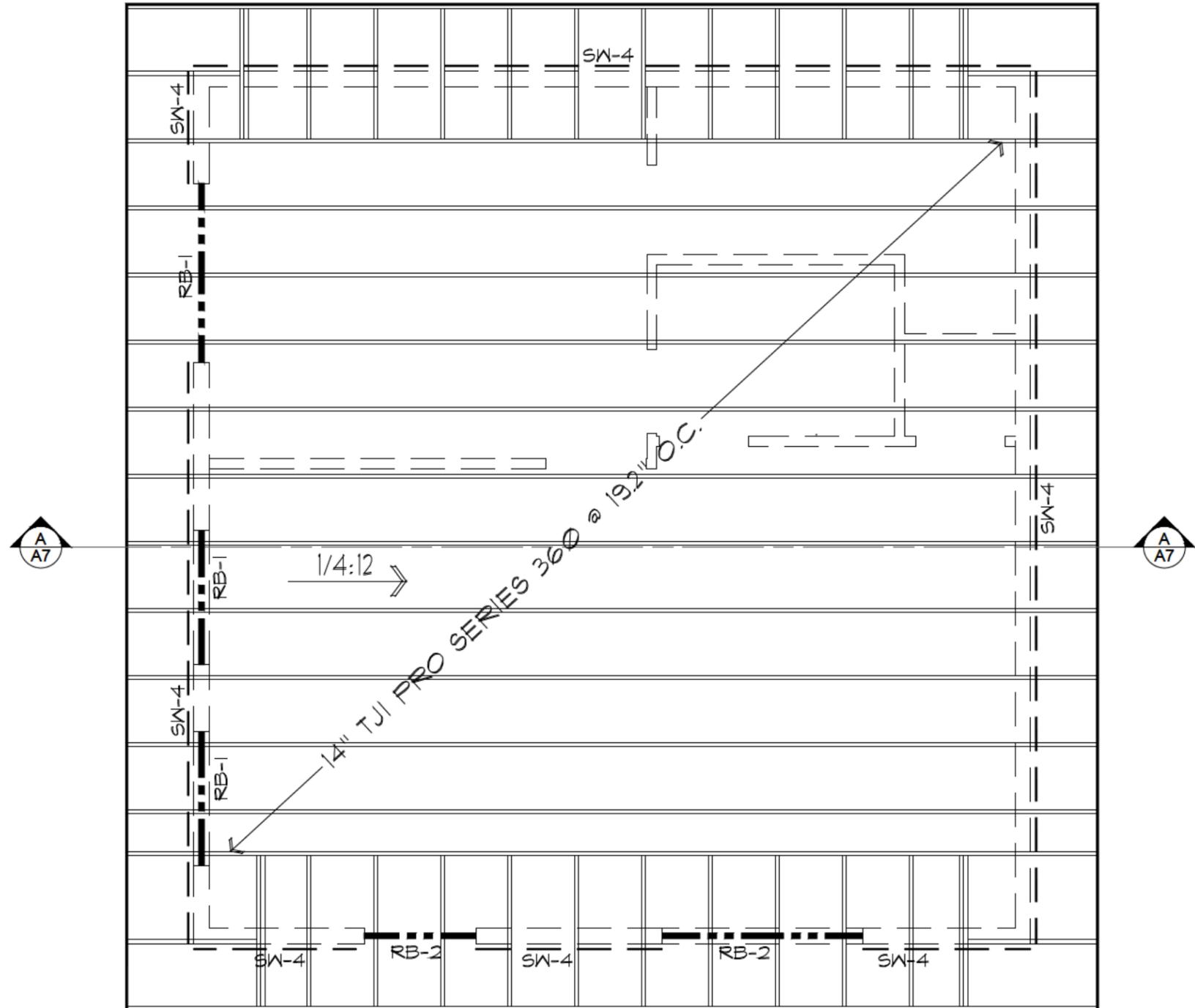
REF #	SIZE	TYPE	NOTES
RB-1	(3) 2 X 6	DIM	
RB-2	(3) 2 X 6	DIM	

SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILING			ANCHOR BOLTS	HOLD-DOWNS @ EACH END OF WALL SECTION
		SIZE	EDGES	FIELD		
SW-1	7/16" O.S.B.	8d	3"	6"	5/8" dia. @ 12' O.C.	HDUB-SD525
SW-2	7/16" O.S.B.	8d	6"	12'	5/8" dia. @ 12' O.C.	NONE
SW-3	7/16" O.S.B.	8d	6"	12'	5/8" dia. @ 24' O.C.	NONE
SW-4	7/16" O.S.B.	8d	6"	12'	NONE	NONE

--- REPRESENTS A SHEAR WALL PANEL.
 ALL SHEAR WALL PANELS MUST HAVE AT LEAST 3 ANCHOR BOLTS, ONE ON EACH END OF THE PANEL AND ONE IN THE CENTER.

NOTE: SEE WEYERHAEUSER "INSTALLATION GUIDE FOR FLOOR AND ROOF FRAMING" TJ-9001 FOR DETAILS ON JOIST INSTALLATION.



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#	DATE	BY	DESCRIPTION

ROOF FRAMING PLAN
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
 SCALE: 1/4" = 1'
 DRAWN BY: JHT
 DATE: MAY 14 2020
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SHEET NO.
S2

GENERAL NOTES

1. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL PERFORM ALL WORK IN A MANNER CONSISTENT WITH THE BEST PRACTICES OF TRADES INVOLVED AND CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) OR PER LATEST CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS.
2. CONTRACTOR AND SUBCONTRACTORS MUST VERIFY PLANS AND DIMENSIONS OF ALL WORK INVOLVED PRIOR TO THE START OF ANY CONSTRUCTION OR ANY RELATED WORK. ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS FOUND HEREIN MUST BE REPORTED IMMEDIATELY TO THE DESIGNER/ENGINEER. **DO NOT SCALE DRAWINGS.**
3. CONTRACTOR IS RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
4. ALL LOCATIONS OF CONCRETE FLOORS, DRIVEWAYS, SIDEWALKS, AND ETC. TO BE PLACED ON 95% COMPACTED FILL OF APPROVED MATERIAL.
5. SLOPE FINISH GROUND A MINIMUM OF 2% AWAY FROM BUILDING TO PROVIDE DRAINAGE OF WATER INTO AN APPROVED DRAINAGE SYSTEM.

FOOTING & FOUNDATION NOTES

1. ALL CONCRETE USED TO BE NORMAL WEIGHT CONCRETE WITH A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL FOOTINGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. ANY SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER BEFORE PROCEEDING.
3. FOOTING AND FOUNDATION REINFORCEMENT TO BE DONE AS PER STATE SPECIFICATIONS WITH GRADE 60 REBAR SPACED SIZED AND SPACED PER THE STRUCTURAL DETAILS. SPLICES IN REINFORCING BARS SHALL LAP 36 BAR DIAMETER AND BE DOUBLE TIED.
4. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 30" BELOW FINISHED GRADE TO PROVIDE ADEQUATE FROST PROTECTION.
5. FOOTINGS SHALL BEAR ON ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX DENSITY, BASED ON ASTM D1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED EIGHT INCHES IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
6. EXTERIOR FOOTINGS: 20" X 10" CONTINUOUS WITH (2) #4 BARS CONTINUOUS AND #4 J-BAR @ 24" O.C, UNLESS OTHERWISE STATED ON THE FOUNDATION PLAN AND IN THE STRUCTURAL DETAIL SHEETS.
7. INTERIOR FOOTINGS: 18" X 10" CONTINUOUS (INCLUDING SLAB) WITH (2) #4 BARS CONTINUOUS. MUST BE LOCATED AT THE CENTERLINE, BENEATH ALL BEARING WALLS
8. ALL WINDOW AND DOOR OPENINGS TO BE WRAPED WITH (2) #4 GRADE 60 REBAR.

LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS

GLU-LAM BEAMS (SIMPLE SPAN)	24F-V4
(CANTILEVERED)	24F-V8
JOISTS	DOUG FIR #2 BTR
HEADERS	DOUG FIR #2 BTR
POSTS	DOUG FIR #1 BTR
STUDS NON-BEARING WALLS	EXTERIOR DOUG FIR #2 BTR
	INTERIOR DOUG FIR STUD GRADE BTR
STUDS BEARING WALLS	DOUG FIR #2 BTR
PRE-FAB TRUSSES/JOISTS	AS PER MANUFACTURER
SILL PLATES IN CONTACT W/CONCRETE	DOUG FIR #2 BTR
	(PRESSURE TREATED FOR MOISTURE PROTECTION)
2. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS.
3. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER.
4. STUD NAILS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
5. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2 IN. NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOOR AND ROOF AS DIRECTED ON DRAWINGS.
6. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART, FOR SPANS OF 14 FT AND GREATER.
7. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIA EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
8. MINIMUM NAILING SHALL BE AS PER TABLE 2304.0.1 OF THE INTERNATIONAL BUILDING CODE.
9. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL.
10. TRUSSES SHALL HAVE BRIDGING & BLOCKING AS RECOMMENDED BY THE MANUFACTURER. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.

HOLD-DOWNS

1. SIMPSON STHDI4(RJ)
 2. SIMPSON STHDIO(RJ)
 3. SIMPSON HPAHD22
 4. SIMPSON ABU(44 OR 66 OR 88)
(PER SIZE OF POST)
 5. SIMPSON MST48
 6. SIMPSON MST37
 7. SIMPSON HDU8-SDS2.5
1. ALL FOUNDATION HOLD DOWNS AS SPECIFIED IN THE FOUNDATION PLAN SHALL BE PLACED WITHIN 6" OF WALL CORNERS & SIDES OF ROUGH OPENINGS OF WINDOWS & DOORS IN FRAME WALLS ABOVE.
 2. PLACE ALL SPECIFIED STRAPS @ EDGE OF ROUGH OPENINGS AND WALL ENDS SPANNING BETWEEN ADJACENT FLOORS.
 3. ALL HOLD DOWNS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 4. THE HOLD DOWNS LISTED ABOVE ARE NOT ALL USED. SEE FOUNDATION PLAN FOR SPECIFIC CALL-OUTS.



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#	DATE	BY	REVISIONS	
			DESCRIPTION	

STRUCTURAL NOTES
(TYPICAL)
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17

SCALE: NTS

DRAWN BY: JHT

DATE: MAR. 17 2020

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SN1

FLOOR FRAMING NOTES

1. SHADED WALLS INDICATES A BEARING WALL.
2. TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN. T & G, APA RATED 48/24 OSB OR PLYWOOD SHEATHING NAILED WITH 8d NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF WALLS, AND ALL BLOCKING; 8d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MINIMUM FROM EDGE OF PANEL.
3. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GLUE WITH GLUE CONFORMING TO AFG-I ACCORDING TO APA SPECIFICATIONS.
4. BLOCK JOISTS SOLID AT ALL BEARING POINTS.
5. USE TJI RIM JOIST AT END OF JOISTS AROUND THE PERIMETER OF THE FLOOR AND STAIRS.
6. REFER TO JOIST MANUFACTURERS SPECIFICATIONS AND DETAILS FOR PROPER CONSTRUCTION OF FLOOR SYSTEM.
7. ALL STEEL BEAMS SHALL HAVE A 2x6 DF PLATE ATTACHED TO THE TOP FLANGE WITH (1) - 1/2" BOLT WITH WASHERS AT 16" O.C. STAGGERED.
8. CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE CODE REQUIRED HEADROOM IS PROVIDED FROM THE FINISHED FLOOR ELEVATION TO THE BOTTOM OF THE BEAM.
9. USE SIMPSON CONNECTIONS AT ALL BEAM TO COLUMN CONNECTIONS.
10. USE SIMPSON CONNECTIONS AT ALL JOIST TO BEAM FLUSH MOUNT CONNECTIONS.

TABLE OF EQUIVALENT FASTENERS NAILS, STAPLES, & T-NAILS <small>(VALID FOR LATERAL LOADS ONLY)</small>						
COMMON NAIL SPACING	STAPLE SPACING			T-NAIL SPACING		
	16* 1**	15* 1**	14* 1**	113* 1 1/4**	131* 1 1/2**	
6d @	4" 5" 6" 8" 10" 12"	3 1/2" 4" 5 1/2" 6 1/2" 8" 10"	4" 5" 6 1/2" 8" 10" 12"	5" 6" 7 1/2" 9 1/2" 12" 14 1/2"	4" 5" 6" 7" 8" 10"	5" 6 1/2" 8" 10" 12" 14 1/2"
8d @	4" 6" 8" 10" 12"	2 1/2" 4" 5 1/2" 6 1/2" 8"	3 1/2" 5" 6 1/2" 8" 10" 12"	4" 5" 6" 8" 10" 12"	3 1/2" 5" 6 1/2" 8" 9 1/2" 12"	4" 6" 8" 10" 12"
10d @	4" 6" 8" 10" 12"	2" 3 1/2" 4 1/2" 5 1/2" 6 1/2"	2 1/2" 4" 5 1/2" 7" 8"	3" 4" 5 1/2" 6 1/2" 8" 9 1/2"	2 1/2" 4" 5 1/2" 6 1/2" 8 1/2" 10"	3 1/2" 5" 7" 8 1/2" 10"

* GAUGE
** PENETRATION

SHEARWALL NOTES

1. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED OSB SHEATHING AND NAILED W/ 8d @ 6" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE.
2. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER REQUIRED EDGE SPACING ALONG SILL PLATE.
3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
4. ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

STAIR FRAMING NOTES

1. (3) 2 X 12 STRINGERS TO BE USED, UNLESS NOTED OTHERWISE.
2. FIRE BLOCKING REQUIRED ALONG STRINGERS BETWEEN EACH STUD. 2 X 6 BLOCKING AT TOP AND BOTTOM OF EACH RUN.
3. 5/8" TYPE "X" GYPSUM REQUIRED UNDER STAIRS AND AROUND STAIR WELL WALLS.
4. BALLISTERS TO BE SPACED A MAXIMUM OF 4" TO PREVENT A 4" SPHERE FROM PASSING THROUGH THEM.



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#	DATE	BY	DESCRIPTION

STRUCTURAL NOTES
(TYPICAL)
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17

SCALE: NTS

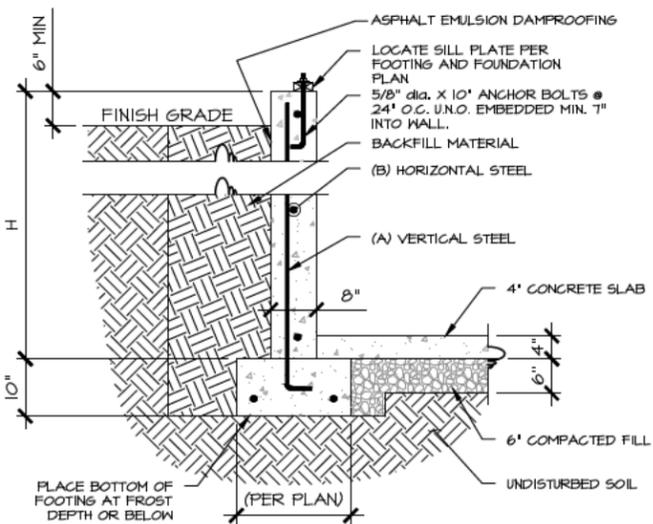
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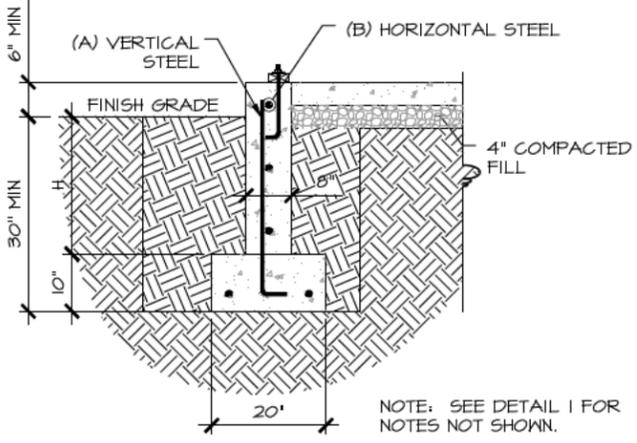
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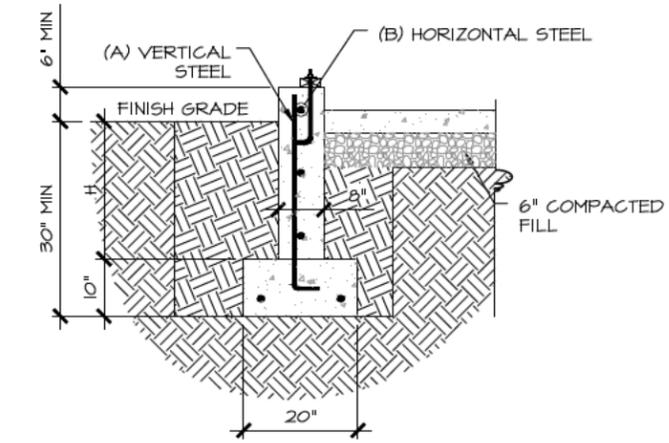
1 TYPICAL FTG & FDN DETAIL
NOT TO SCALE

WALL SCHEDULE			
WALL HEIGHT	VERTICAL STEEL	HORIZONTAL STEEL	MAX LINTEL LENGTH
H	A	B	
2'-0"	#4 @ 32" O.C. (2) #4 BARS	2'-0"	
3'-0"	#4 @ 32" O.C. (3) #4 BARS	2'-0"	
4'-0"	#4 @ 32" O.C. (4) #4 BARS	3'-0"	
6'-0"	#4 @ 24" O.C. (5) #4 BARS		
8'-0"	#4 @ 24" O.C. (6) #4 BARS	6'-0"	
9'-0"	#4 @ 16" O.C. (7) #4 BARS	6'-0"	

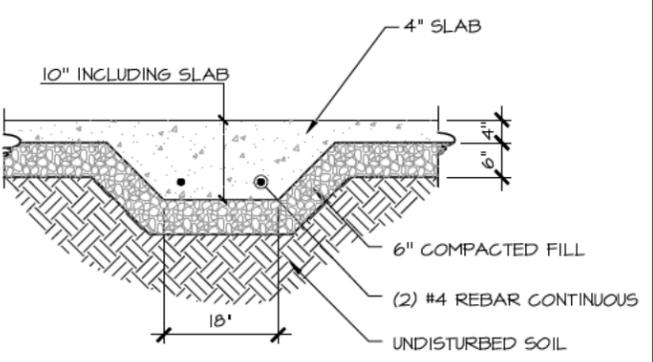
- BASED ON 3,000 PSI CONCRETE AND 60,000 PSI REINFORCING STEEL. REBAR TO BE PLACED IN THE CENTER OF THE WALL, AND EXTENDED FROM THE FOOTING TO WITHIN THREE INCHES OF THE TOP OF THE WALL; DONNELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING, EXTENDING 24 INCHES INTO THE FOUNDATION WALL.
- ONE BAR SHALL BE LOCATED IN THE TOP FOUR INCHES, ONE BAR IN THE BOTTOM FOUR INCHES AND THE OTHER BARS EQUALLY SPACED BETWEEN.
- CORNER BAR SHALL BE PROVIDED SO AS TO LAP 24 INCHES.
- BARS SHALL BE PLACED WITHIN TWO INCHES OF OPENINGS AND EXTEND 24 INCHES BEYOND THE EDGE OF THE OPENING; VERTICAL BARS MAY TERMINATE THREE INCHES FROM THE TOP OF THE CONCRETE.



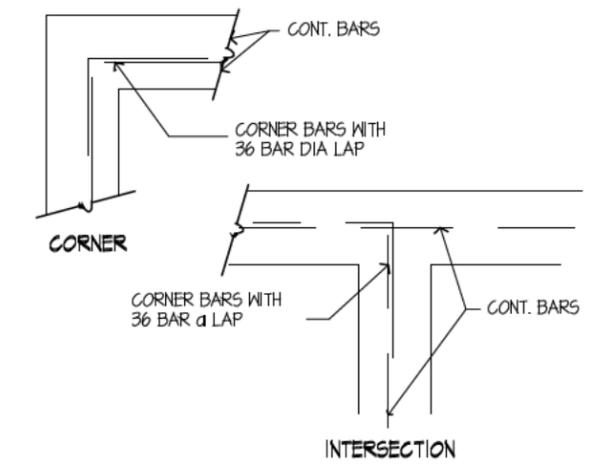
2 TYPICAL FTG & FDN @ WALKOUT
NOT TO SCALE



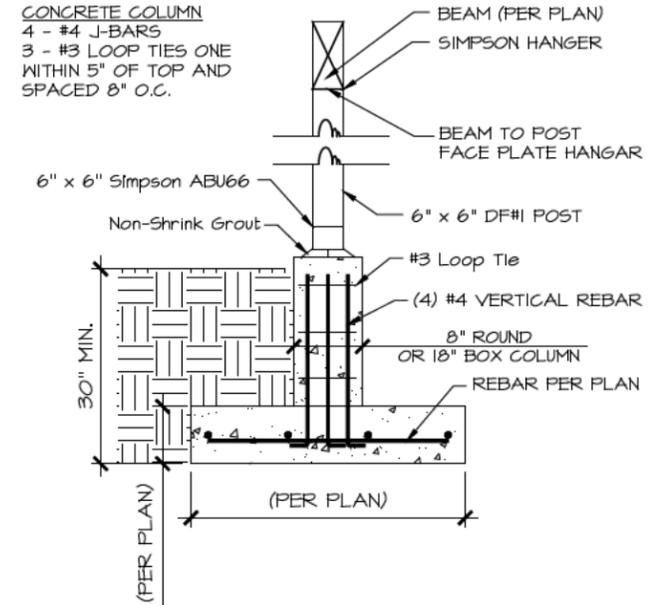
3 TYPICAL GARAGE FTG & FDN
NOT TO SCALE



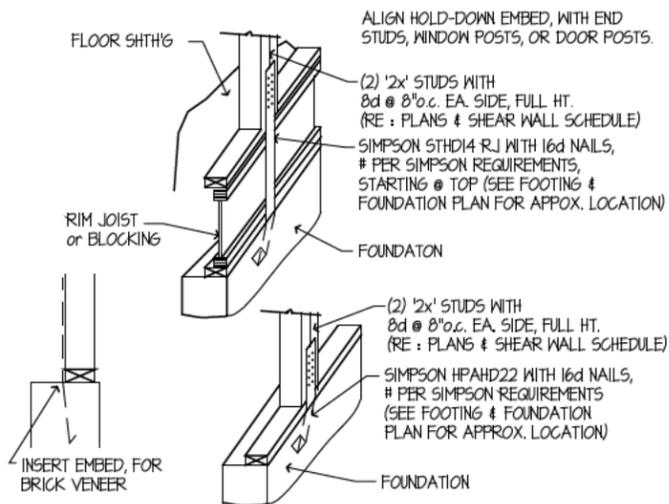
4 TYPICAL INTERIOR FOOTING
NOT TO SCALE



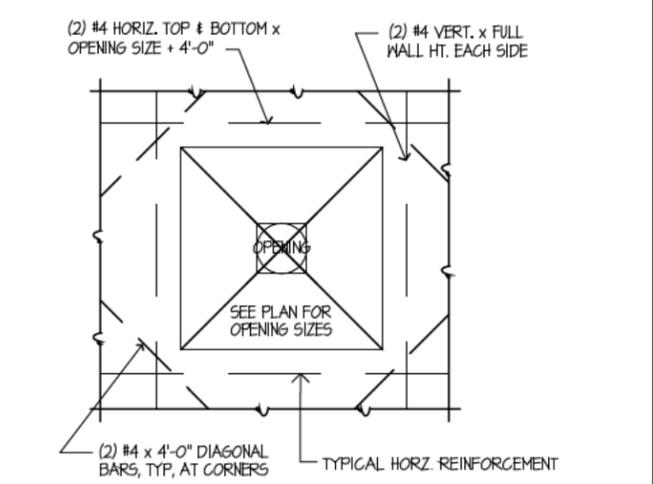
5 FOUNDATION WALL REINFORCEMENT
NOT TO SCALE



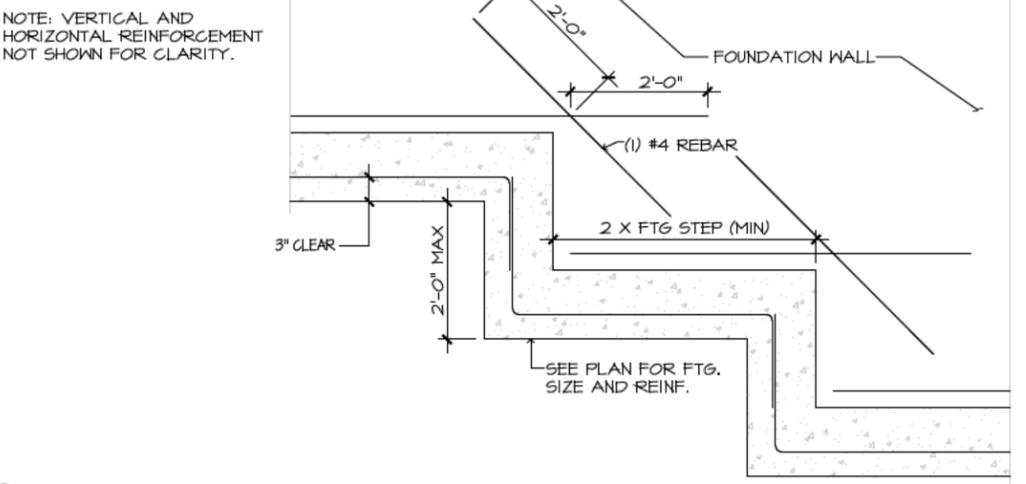
6 TYPICAL POST FTG
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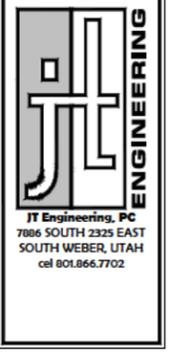
7 TYPICAL HOLD-DOWNS
NOT TO SCALE



8 WALL OPENING REINFORCEMENT
NOT TO SCALE



9 TYPICAL FOOTING STEP
NOT TO SCALE

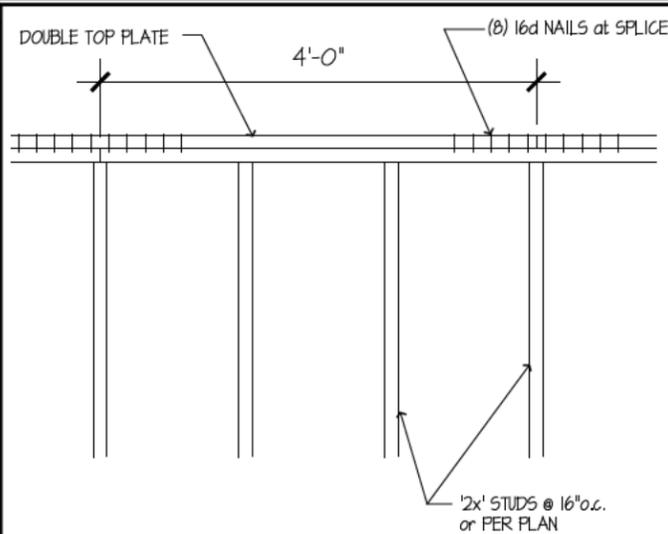


REVISIONS	DESCRIPTION	DATE	BY	#

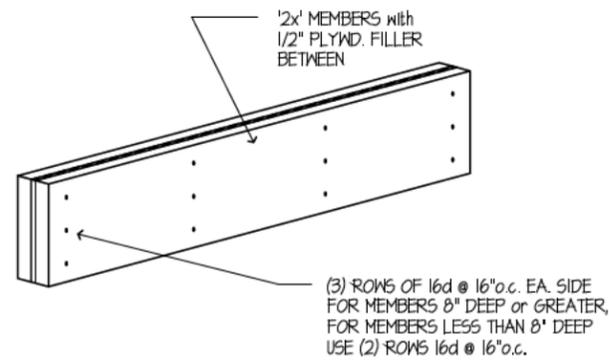
FOUNDATION DETAILS
(TYPICAL)
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
SCALE VARIES
DRAWN BY: JHT
DATE: MAR. 17 2020
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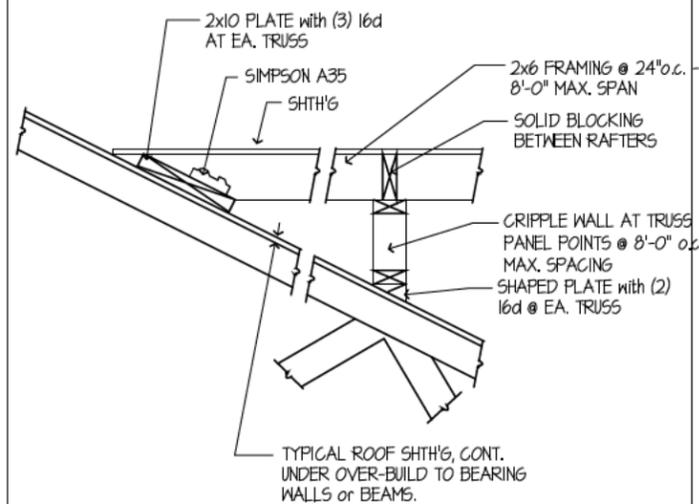
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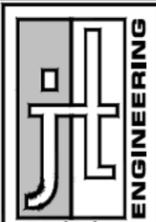
1 TYPICAL TOP PLATE SPLICING
NOT TO SCALE



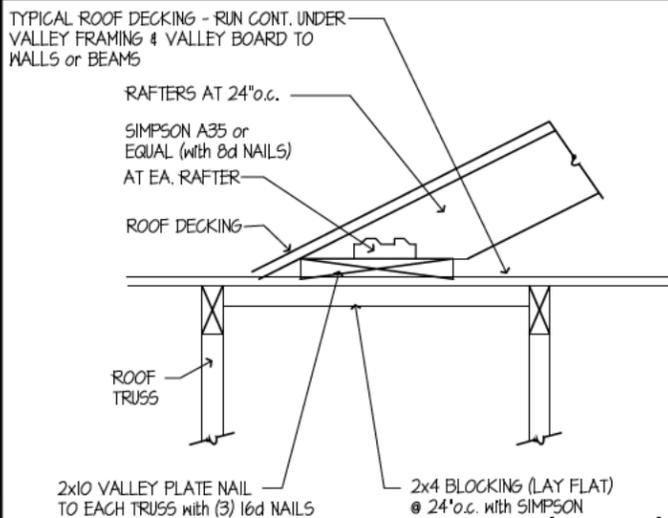
2 TYPICAL BUILT-UP '2x' HEADER
NOT TO SCALE



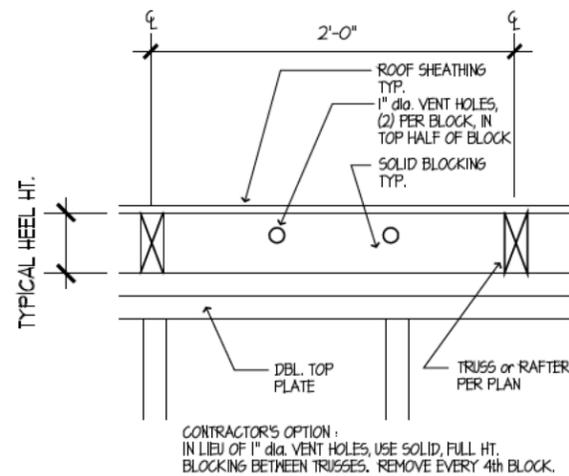
3 TYPICAL OVER-BUILD
NOT TO SCALE



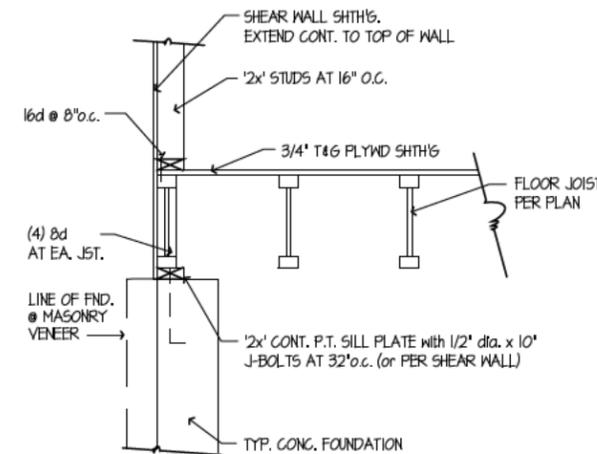
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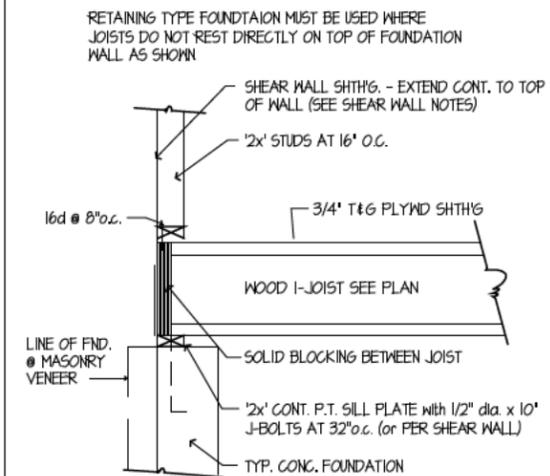
4 VALLEY BOARD
NOT TO SCALE



5 VENT HOLES IN TRUSS BLOCKING
NOT TO SCALE



6 SHEAR WALL TRANSFER AT FND.
NOT TO SCALE



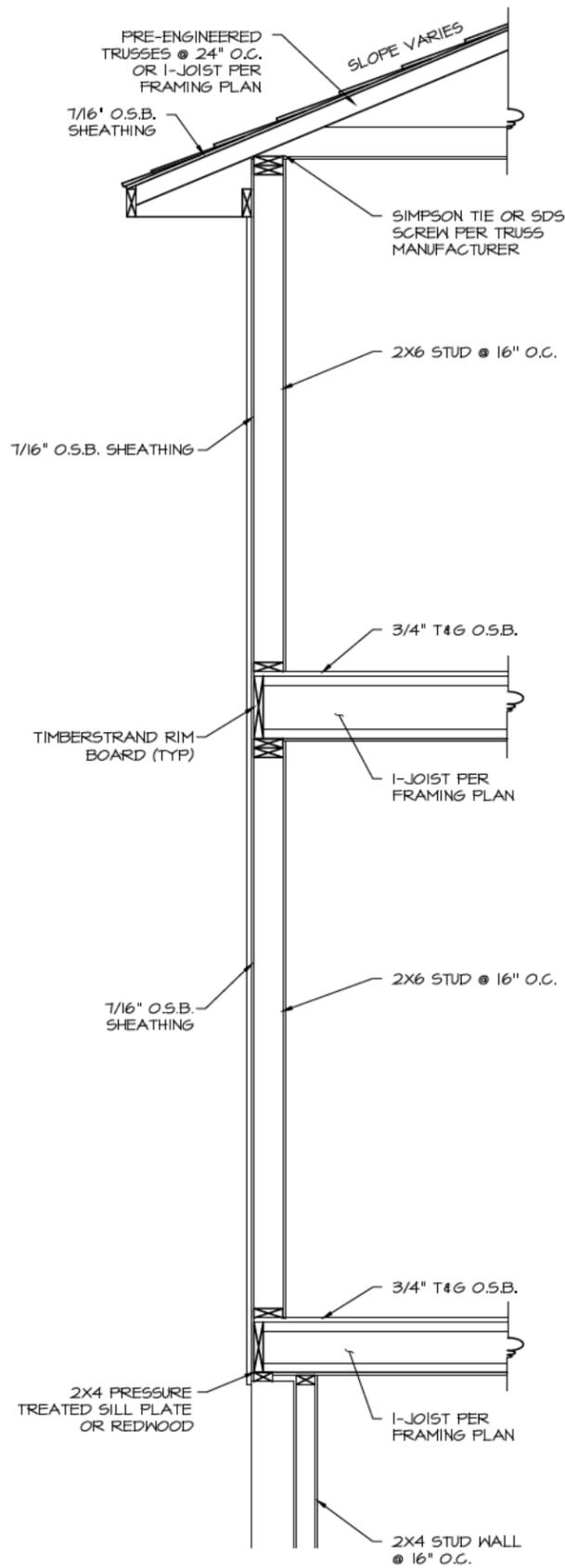
7 SHEAR WALL TRANSFER AT FND.
NOT TO SCALE

REVISIONS	DESCRIPTION	BY	DATE	#

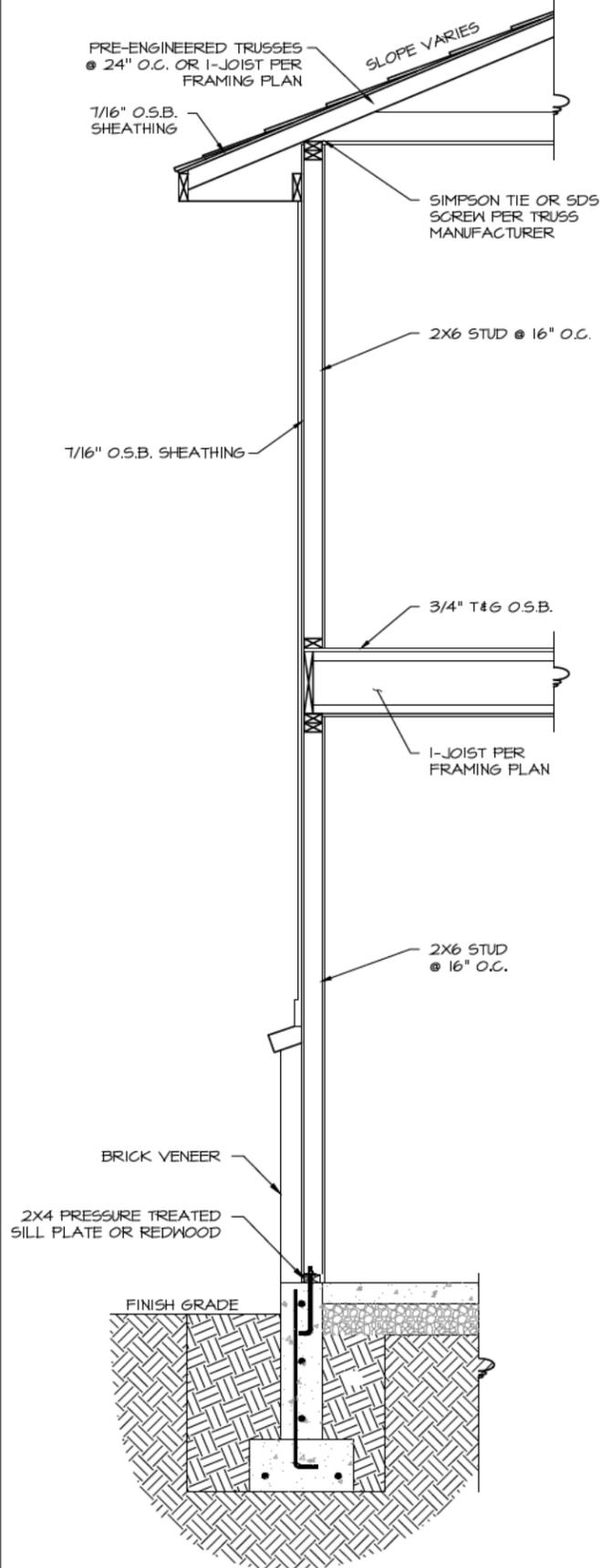
FRAMING DETAILS
(TYPICAL)
WINDSOR ACCESSORY DWELING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
SCALE: VARIES
DRAWN BY: JHT
DATE: MAR. 17 2020
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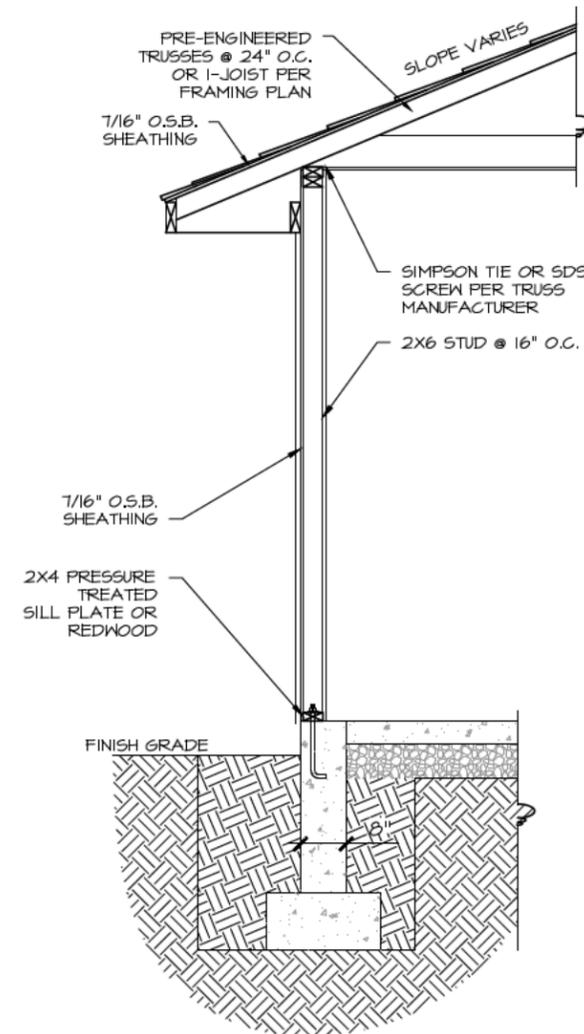
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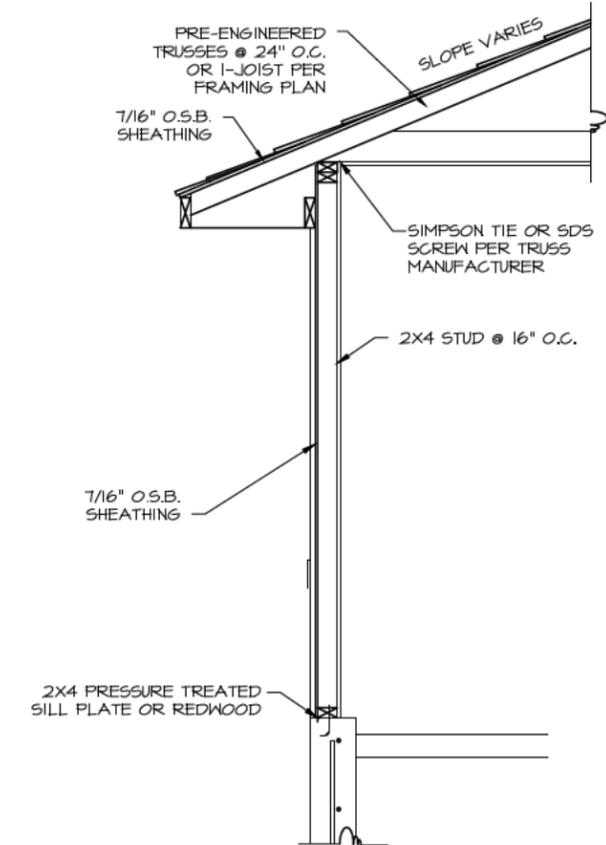
1 TYPICAL 2-STORY WALL
NOT TO SCALE



2 TYPICAL WALL, SLAB ON GRADE
NOT TO SCALE



3 TYPICAL WALL, 1-STORY SLAB ON GRADE
NOT TO SCALE



4 TYPICAL GARAGE WALL
NOT TO SCALE



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REVISIONS	DESCRIPTION	BY	DATE

WALL SECTIONS
(TYPICAL)
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
SCALE: VARIES
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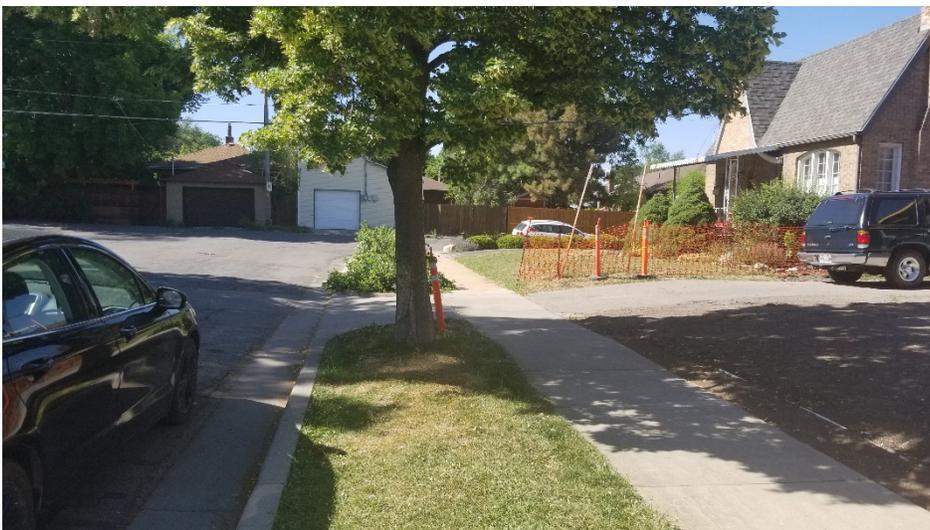
SHEET NO.
D3

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION

ATTACHMENT D: SITE VISIT PHOTOGRAPHS



Top:
Street View of the
Subject Property



Middle:
Windsor Avenue
Looking South



Bottom:
Windsor Avenue
Looking North



Top:
Street View of the
Driveway Entrance



Middle:
View of the Rear
Yard



Bottom:
View of the Rear
Yard



Top:
View of the Alley
Looking North



Bottom:
View of the Alley
Looking South

ATTACHMENT E: ANALYSIS OF STANDARDS - ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
<p>Size An ADU shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet (SF).</p>	<p>Principal dwelling with addition is approximately 1,325 SF.</p> <p>Fifty percent (50%) of principal dwelling equals approximately 662 SF.</p> <p>Proposed ADU is approximately 650 SF.</p>	<p>Complies</p>
<p>Maximum Coverage The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</p> <p><i>[Rear] Yard Coverage: In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear façade of the principal building and the rear lot line.</i></p>	<p>Lot size is approximately 7,152 SF.</p> <p>Forty percent (40%) of the lot is approximately 2,860 SF.</p> <p>Primary Dwelling: 1,325 SF Detached Garage/ADU: 650 SF Total Coverage: 1,975 SF</p> <p>The surface coverage of all principal and accessory buildings (including the proposed ADU) is approximately 27.6% of the lot.</p> <p>Rear yard area: 3,780 SF Detached Garage/ADU: 650 SF Yard Coverage: 17%</p>	<p>Complies</p>
<p>Building Height The maximum height of an accessory building containing an ADU shall not exceed the height of the single family dwelling on the property or exceed seventeen feet (17') in height, whichever is less.</p> <p><i>Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to</i></p>	<p>Height of proposed ADU is approximately 19'</p> <p>*Setbacks have been increased to 10' on the side and rear property lines.</p>	<p>Complies</p>

<p><i>four feet (4') if the side or rear lot line is adjacent to an alley.</i></p>		
<p>Side or Rear Yard Setbacks <i>New Accessory Buildings [ADU] shall be located a minimum of four feet (4') from any side or rear lot line.</i></p>	<p>Side [South] Lot Line: 10' Side [North] Lot Line: 10' Rear [West] Lot Line: 10'</p>	<p>Complies</p>
<p>Separation <i>All ADUs [located in an accessory building] shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</i></p>	<p>The proposed ADU is approximately 49' - 6" from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately 35'.</p>	<p>Complies</p>
<p>Entrance Locations <i>The entrance to an ADU in an accessory building shall be located:</i></p> <p>(1) <i>Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line.</i></p>	<p>The entrance for the proposed ADU is oriented towards the Front [East] property line. The entrance is approximately 120' from the front property line.</p> <p>A concrete path leading from the ADU to the driveway and primary dwelling will be installed.</p>	<p>Complies</p>
<p>Requirement for Windows <i>Windows on an accessory building containing an ADU shall comply with the following standards:</i></p> <p>(1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i></p> <p>(2) <i>Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</i></p> <p>(3) <i>Except as required in subsection E39(1) of this section, windows shall maintain a similar dimension and design as the</i></p>	<p>There are two high clerestory windows for natural lighting on the side [south] building elevation facing the side property line. The dimension is approximately 4' wide by 1'-6" high.</p> <p>There is a 6' by 5' sliding window facing the front [east] property line as well as the rear façade of the primary dwelling. This window is similar in size and profile as the windows found on the principal structure.</p>	<p>Complies</p>

<p><i>windows found on the principal structure.</i></p>		
<p>Parking <i>An ADU shall require a minimum of one on-site parking space.</i></p> <p><i>The parking requirement may be waived if:</i></p> <p>(1) <i>Legally located on street parking is available along the street frontage of the subject property; or</i></p> <p>(2) <i>The subject property is located within one-quarter (1/4) mile of transit stop.</i></p>	<p>The principal dwelling will have two (2) off-street parking spaces in the detached garage accessed from the adjacent alley.</p> <p>The ADU parking requirement may be waived as there is a legally located on-street parking available along Windsor Street and the subject property is located within a 1/4 mile of a transit stop.</p> <p>ADU parking can also be located on the hard-surface driveway on the south side of the primary dwelling.</p>	<p>Complies</p>

ATTACHMENT F: ANALYSIS OF STANDARDS – CONDITIONAL USE

21A.54.080: Standards for Conditional Uses

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

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

Analysis: The proposed ADU use is located in the R-1/5,000 zoning district, which allows for an ADU to be approved through the conditional use process, subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in [Attachment 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 use is a small residential unit that should be readily compatible with surrounding uses, which are all single-family homes. The proposed ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the principal dwelling on the property.

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

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

Analysis: The proposal is located within the Sugar House Master Plan area. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/5,000 Single-Family Residential.

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) 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 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 neighborhoods 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 Effects Determination analysis below).

21A.54.080B: Detrimental Effects Determination

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

Standards	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5,000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, entrance location, parking, etc. as outlined in Attachment E .
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 dwellings as permissible on a single residential lot subject to zoning requirements.
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;	Complies	Uses surrounding the subject property are generally single-family residential properties. The residential lots in this area are large enough to provide separation between the proposed ADU and the principal dwelling on the property as well as adjacent primary residences. The proposal complies with the size requirements for an ADU, which can be up to 50% of the footprint

		of the primary house up to 650 SF and is compatible with the scale of surrounding accessory buildings and adjacent uses.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	As discussed above, the scale of the proposal is compatible with the principal dwelling on the property as well as surrounding structures. The proposal also meets the building footprint and height requirements for an ADU. The proposed ADU is located in the rear yard 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 proposed detached garage will be accessed from the existing alley that runs behind the subject property. There is also an existing driveway that is accessed from Windsor Avenue that leads to legal off-street parking. No new access points are proposed, and the proposal would not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	The proposed ADU would be accessed from the existing alley behind the subject property. The proposed ADU is also located within ¼ mile of the transit stop located at 1776 S 900 E and has legally located on-street parking. It is not anticipated that the proposed ADU would create any adverse impacts in terms of motorized, nonmotorized and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The site is designed for pedestrian and bicycle access. The site plan shows pathways from the adjacent alley to the ADU as well as a pathway that provides access to the primary home on the property.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	There is vehicular access to the site. No unreasonable impacts to the service level of the adjacent streets is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code;	Complies	Two off-street parking spaces for the primary home will be located in the proposed detached garage. The subject property has a legal off-street parking space that will be accessed from Windsor Street as well as legal on-street parking located in front of the subject property. Additionally, Utah Transit Authority bus stop #209 (1776 S 900 E) is approximately .1 miles from the subject property. Parking for the proposed ADU may be

		waived because of the availability of on-street parking in front of the subject property or 1/4 mile proximity to a transit stop.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies with Conditions	The Public Utilities department did not provide comments on the project; however, the utility plan would be reviewed for compliance during building permit review.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies	The property currently has a solid wood fence and along the property lines, and this provides screening from the adjacent properties. The applicant has also proposed to work with adjacent neighbors to install a landscape buffer with trees between properties to increase privacy.
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 negatively 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 that are also residential.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The property is not located within a Local Historic District and the proposal does not involve removal or any historic resources or structures.

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

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Meetings:

- The Sugar House Community Council held a virtual meeting on June 15, 2020 to discuss this project and gather public comment. Staff as well as the applicant were in attendance. During the meeting, the applicant discussed the project and answered questions related to the project. Staff was in attendance to answer planning process and zoning related questions. Public raised concern over parking and potential privacy issues.
- A virtual Open House was made available on the City's website with information regarding the project as well as ways to provide comment.

Public Notice:

- Early notice of application mailed on May 29, 2020
- Public hearing notice mailed on July 30, 2020
- Public hearing sign posted on the property on July 30, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 30, 2020

Public Comments:

- At the time of this publication, staff has received comments provided by Judi Short, Vice Chair, Sugar House Community Council. Those comments are attached below.
- Any additional comments received after the publication of the staff report will be forwarded to the Planning Commission.



July 12, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair

RE: PLNPCM2020-00092 Conditional Use Accessory Dwelling Unit 1756 S Windsor S.

The Sugar House Community Council did its usual review of this land use request. We put the project on our website, with a comment form for people to give us feedback. We made a flyer and put it on the porches of homes on the two side streets, and included a link to the project and feedback form. We received a number of comments, which are attached. We also put this in our newsletter, which reaches about 1800 people, and it was one of the land use projects on the agenda for our virtual LUZ meeting on June 15.

The applicant is seeking Conditional Use Approval for an Accessory Dwelling Unit in a detached structure at 1756 S Windsor Street in the R1/5000 zone. The ADU will be located above a proposed detached two-story garage that will be located in the rear yard of the property. It will measure 650 square feet and the entire structure will be a height of 19 feet.

Comments received from the neighbors include a concern that there are already a number of multi residence homes in the immediate neighborhood and curbside parking is becoming non-existent. They are worried that this is not an affordable unit, and that most of the rentals in their neighborhood are not affordable either. There is no close fire hydrant, perhaps this ADU needs to have an interior sprinkler system.

We are confused by the fact that the city says it does not want to change the character of our neighborhoods, and yet these extra apartments and ADUs are having exactly that effect. This unit has access from the alley which is not maintained at all by the city. And, people do not feel comfortable parking in the dark alley, so they park on the city street.

It looks like the ADU requirements are being met, although a comment from a neighbor said the deck was too large, so that will need to be fixed. The height is more than 17', the reason needs to be spelled out. Another comment said the lot wasn't wide enough to have a 25' wide unit with 10' setbacks on either side, please check that out. And a deed restriction will need to be placed on the property saying the owner occupant must occupy one of the buildings, and that restriction shall run with the land. We would like specifics on exactly who puts the deed restriction on the parcel, and how is that enforced in perpetuity. What about a requirement that a unit which fronts on an alley must have some sort of exterior lighting, like a city street would have. Not just a light on the building, but something taller that would illuminate a wider area. Almost every comment expresses some concern and discontentment with the extra cars everywhere, along with lack of parking spaces, in Sugar House.

We ask that you approve this ADU, only because it complies with the requirement and we know you cannot say no to this application.

Enclosure:

Comments from the website:

Flyer

COMMENTS 1756 WINDSOR ACCESSORY DWELLING UNIT

May 12th 2020

In regard to the proposed ADU in the rear garden of 1756 S. Windsor Street, 84105.

As neighboring property owners, we have many concerns regarding the introduction of an ADU and the development of a large rental property within the original home at 1756 S. Windsor Street. This block of Windsor Street was built approximately 100 years ago and the neighborhood was known in the past for its fruit trees and annual harvest. The gardens and the proximity to local schools and parks, make this neighborhood a perfect location for families raising young children. Sadly, the City's new ADU policy has made this neighborhood a goldmine for property developers and landlords.

In considering this planning proposal we ask the Planning Committee, Sugarhouse Community Council, and City Planners to fully consider the following points:

- The surrounding neighborhood is not short of rental units and the introduction of ADU's and more rental units to single family neighborhoods such as this block of Windsor Street, will drive families away.
- With several multi resident rentals already in existence in the single family bungalows in this block of Windsor Street, parking is at a maximum when everyone is home. Not all the homes have off street parking and have to park curbside. More rentals will add to the parking issues, and residents without driveways will find it harder to park near their homes.
- Multiple large rental units have recently been constructed in the surrounding area, such as Liberty Village, The Vue, Blue Koi, 21 & View, Irving Schoolhouse, (the majority of these are showing they are currently not renting at capacity and are offering incentives such as the first month free, and 3 month leases). The vacancy rate will increase in the coming months with the pending recession.
- Unaffordable rentals: There are approximately ten ADU's in the 84105 zip code that are being offered as nightly rentals. Rental rates are between \$50 and \$100 per night (\$1,500 and \$3,000 per calendar month). The high rents are unaffordable for many, and are in line with the current rental rates of the nearby large rental units listed above.
- The proposed ADU will use the back alley way for access. This unpaved alley is already in poor condition and additional traffic will increase deterioration as well as add to the environmental pollution, noise pollution and light pollution for residents whose properties back directly onto the alleyway.
- The single lane rear alleyway is not serviced by snow plows, or garbage / recycling pick up. There are no fire hydrants (the closest are located on Windsor Street).

Looking to the future, what plans might the City have for neighborhood back alleyways in these older neighborhoods? What if multiple ADU's were built all with access onto the same single track, unpaved, and un-serviced rear alleyway, (which could be a future possibility), how would emergency vehicles be able to access these homes? Or trash /recycling pick up take place?

Our hope is that the approval process for ADU's in city neighborhoods really does give neighboring residents a voice. There are currently no other ADU's in this block of Windsor, and for the reasons outlined above, we fear that the approval of just one, will irrevocably change this traditional family friendly Sugarhouse neighborhood.

Neighboring property owners.

There are questions such as what is the actual height of this structure? No where on the plans show this. Also the width of the lot is 42.5' at the rear property line and not 45'. The deck takes the square footage total to above 650sq ft. No mention of landscaping around the structure.

From: Greg Wilson <[REDACTED]> <1763 South Windsor St.>
Subject: 1756 S Windsor Street ADU Website Feedback

Message Body:

I do not approve of this project for a number of reasons:

I have lived on this street since 1987 and have seen the city officials support real estate developers and ignore the people who live here, ignore our stated issues and concerns and approve projects to the detriment of the neighborhood and community. This particular project could easily be turned into a triplex or 4-plex or even a 5 plex in the future (2 in the basement, 2 upstairs and 1 above the garage), and I don't believe the city would intervene in that case and we would be left to deal with the traffic and parking and overcrowding issues. So, no I don't approve of this project. Question: can the city insure/guarantee that this will remain a single family home?

Another question: is the law regarding ADUs specific about who lives in the ADU? Does it restrict it to family or parent(s) of those living in the main house? Will the city intervene and enforce that law?

I have heard from neighbors that the owner intends to let his daughter live in the ADU. But we have no idea of who will live in the main house and again we have no idea of how many rental units he is building into the house. Again I don't approve.

Parking is already an issue on this street. There are not enough parking spaces for the current residents, especially in the winter when the snow is needing to be plowed to one side or the other. So again, I don't approve of this ADU as submitted. The city appears to be approving building projects all over the city with not enough parking now turning it into the neighborhood's problem. And it doesn't look like they are truly addressing the issue in a positive manner yet. If the family does what most American families do and fill the garage with stuff to the point that there is no way to park a car inside then there will be even more pressure on parking on the street. So again, no. And if the family and renter in the ADU have enough parking for themselves, what about guests? Where do they park? Our street is already full.

A few years ago when small neighborhood homes were being torn down and replaced with big monstrosity homes that did not fit the local size and architecture I heard that the city was trying to not "change the character of the neighborhoods". Is that still the philosophy? This neighborhood has been changed too much and is losing the charm and friendliness that made it attractive. This project has the potential to not fit into the area. Again, I do not approve.

If this garage ADU is 625 square feet that might possibly mean that it is 25 feet long on each side. If the setbacks are 10 feet on each side that means that the total width required is 45 feet and I believe the lot is only 40 feet wide. Is there a site plan showing the actual size of the garage footprint and the legal boundaries of all this?

I have seen a number of boundary issues on that side of the street and my side of the street over the past 33 years and a neighbor who lived at 1762 for 50+ years used to tell me that the original survey had been done with errors all up and down the street. I wonder if the city can resurvey the entire street and all the lots to ensure valid and repeatable boundaries.

1:29 AM (8
hours ago)

From: Virginia Blumel-Wilson <[REDACTED]> <1763 south Windsor st>
Subject: 1756 S Windsor Street ADU Website Feedback

Message Body:

Firstly, I am not sure this is in the best interest of our neighborhood. It looks like this property will eventually be turned into 3 units. This property is not zoned to be commercial, is it?

When the house was sold, we heard the owner's daughter was going to live in the house while attending college or university.

Then the demolition started. Now it appears that if the basement has the appropriate egress, the house could be turned into a legal duplex. Was the appropriate wiring and plumbing put in so that the upstairs and downstairs could now become a duplex, of sorts, ie wired and plumbed for 2 kitchens?. Now we hear the ADU is to be where the daughter is going to live. OK, wait a minute. If there are 4 or 5 bedrooms in the house and another in the ADU, we are looking at not 3 cars, but 5 or 6 cars, and there IS NOT enough parking on the street already. There is another home north of this address that had 4 or 5 college students living there, and their cars spread out up and down the block. If the house is to be a rental, who knows how many students will be there?

Next, If the survey of the lot is correct, the home to the north has claim to some of the property on the south of the existing fence. Does there need to be 10 feet on north and south of the ADU as clearance? Does that 10 feet exist on the north, or does it use the distance to the inaccurate present fence line to build the ADU?

Presently in the Sugarhouse area, there is construction that does not allow for appropriate parking needs of residents and their guests, and that makes parking problems for all of the residents on the streets in that area. Just because you want a neighborhood to be reduced vehicles or no vehicles, does not mean that is what happens, to that neighborhood.

I think this ADU and the present plan is not in keeping with what the Sugarhouse area has been. We are already flooded with huge housing complexes, and parking problems, and would like to see our pleasant little calm street stay that way for as long as possible!

Dayna McKee

8:54 AM (3 hours ago)

Hi Judi!

Thanks for sending this.

I think the ADU is fine. My only concern, not just in regards to this property, but to a lot of ADUs and the neighborhood in general are the alley ways. It seems like several ADUs are going up in areas where there is alley access. I realize this may be a transportation issue, but the alleys are always of concern. In my neighborhood there tends to be a lot of drug activity and needles left around. The alleys are not maintained, there is no lighting, and there is no snow removal. I guess I worry that if we are putting more people into the neighborhood who are forced to use alley access, will there be an effort to better maintain the alleys. Another particular issue in my neighborhood is that if people cannot access the alleys or they do not feel safe parking in the alley accessible parking, they park on the streets in the neighborhood. This becomes an issue for snow removal as well as congestion on the streets.

Thank you for your time!

ALISON DENYER

Jun 16, 2020, 12:25 PM (3 days ago)

to me

Hi Judi,

Just to say thank you for organizing the council planning meeting yesterday. Thank you for allowing the neighbors to address our concerns.

With the rear corner property markers, we have been obliging with Mr Brendle and moved our fence on the South side 18" at the back (the front does not yet have a fence). The understanding was that he would cordially recognize that the vinyl fence would be moved to the North corner property marker. Instead he is claiming that the vinyl fence marks the property line to the north (which is Kristen's property). Kristen should be clarifying with the surveyors but the corner markers are clearly visible at the back alleyway. The distance between the rear corner markers on 1756 is 42.5' and not 45.5'.

I have addressed this issue with Chris Earl from the City and he does not seem to want to look into this. It is an issue since Mr Brendle needs 10' on each side of his ADU to build the size and height he proposes. If he was building smaller and or shorter, it would not be an issue as he would be within the required restrictions.

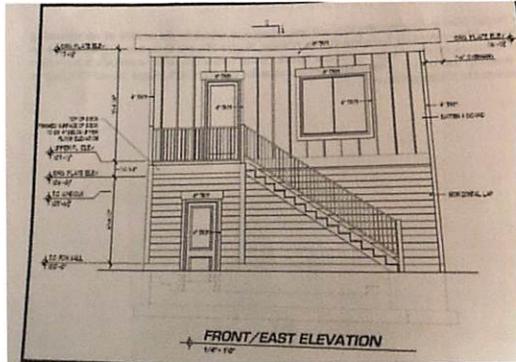
Also my email with Chris Earl questioned the size of the proposed raised deck attached to the ADU. Chris has acknowledged that the plans show it to be 10 sq ft larger than is permitted. I would like to see this adjustment reflected in any revised plans should the City grant planning permission.

As I brought up, creating rental units in a single family residential street when there are hundreds of them nearby, does not solve the City's affordable housing crisis. There is nothing to stop Mr Brendle from charging high rents or renting it out as an Airbnb. Again his gain, at the expense of neighboring property owners.

Hopefully this process does not prove to be redundant and as residents our voices will be heard.

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1756 Windsor Street Accessory Dwelling Unit



The applicant is requesting a **Conditional Use to construct an Accessory Dwelling Unit at 1756 Windsor**. The ADU is proposed to be detached from the house and will be located at the rear yard above a new garage. The existing garage will be removed. The ADU will be 650 square feet, include one-bedroom and be 19 feet in height. A single-family house is currently on the subject property. One parking space is provided on the street for the ADU.

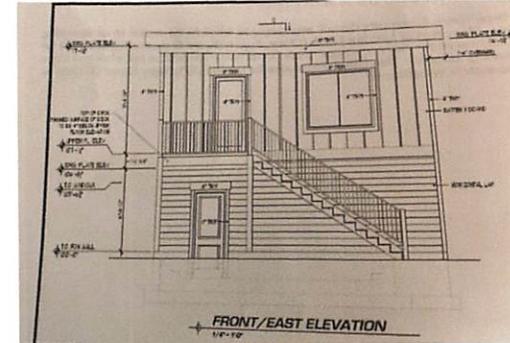
Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee June 15 at 6 p.m.. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

If we don't get any comments, we may not put this on the agenda, we have 7 Land Use items for that hour, and it is impossible to do them all. The plans and the regulations for an Accessory Dwelling Unit are below: Go here to review the plans and provide a comment.
<https://www.sugarhousecouncil.org/adu-1756-s-windsor-street/>



www.sugarhousecouncil.org

1756 Windsor Street Accessory Dwelling Unit



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Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee June 15 at 6 p.m.. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

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www.sugarhousecouncil.org

Google Maps 1756 Windsor St E



From: [Andelyn Walker](#)
To: [Earl, Christopher](#)
Subject: (EXTERNAL) Windsor Street ADU
Date: Sunday, June 28, 2020 7:25:45 PM

Hi Chris,

Reference case number **PLNPCM2020-00092**

First, I want to thank you for allowing the neighbors to weigh in on what is being developed on our street and in our neighborhood. This is a very family-friendly community and we appreciate that our voices can be heard.

The ADU gives me quite a bit of concern. After reviewing the project plans, with the home and ADU being rented out, I still believe that will add at least another 3 cars to the street (which is dependent on the owner actually following the rental occupancy rules). There is already a shortage of street parking, which is where my spouse and I have to park since we do not have a garage. Since the construction at 1756 Windsor has been going on, there have been at least two additional cars per day parked on our street for the construction crew and it has been difficult to find a spot close to the front of our home.

Our primary concerns are parking, privacy for the neighbors next to the home, and the feel of the neighborhood. It seems to be moving from single-family homes to more and more rental homes, condos and townhomes. We live on a quiet, quaint street and I truly hope that it can stay that way.

Not that this will make any difference to the decision made, but like I said, we live in a very friendly/neighborly community. The owner of 1756 Windsor has never made any effort to introduce himself, let alone wave, even though he has been working on the house since December. I have often heard him yell at his workers and know in at least one case he has also yelled at the neighbors next to his property. I worry about his intentions with building the ADU and the change it could bring to the neighborhood. But again, I'm not sure if that will be pertinent to your decision.

Thank you again for the opportunity to weigh in on this project.

All the best,

Andy Walker
Home Owner on Windsor Street

From: [Heidi Schubert](#)
To: [Earl, Christopher](#)
Subject: (EXTERNAL) PLNPCM2020-00092
Date: Wednesday, June 17, 2020 4:03:02 PM

Hi,

I live one house and small street away from the construction at 1756 S Windsor Street. I am far enough I doubt I will be impacted by the proposed ADU which makes my opinion less valuable but I decided to write anyway.

I have no objections to the creation of the ADU over the garage in the back. Considering out location, near the 900 E and 17 S UTA bus and walking distance to a supermarket and the greater Sugarhouse I think our neighborhood can handle an increase in ADUs.

Thanks
Heidi

Heidi Schubert
Research Associate Professor
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From: [Kristen Black-Bain](#)
To: [Earl, Christopher](#)
Subject: (EXTERNAL) Official Comment: Open House Windsor Street ADU
Date: Tuesday, July 7, 2020 10:17:10 PM

Chris,

I am writing to you to provide my official comment on the proposed ADU for 1756 Windsor Street. I live in the home next door, to the north, at 1750 Windsor Street. I participated in the planning commission meeting which provided more insight into the plans and intentions of the owner, Stephen Brendle. Below is a list of the concerns and issues about allowing this to be built:

1. Privacy: This is for my home and yard as well as the neighbors to the south of 1756. The proposed two story structure would look directly into my bedroom window, back stairs, and backyard. I have two young children who would constantly be able to be in view of the multiple renters who would be living both in the existing home and the proposed ADU at 1756 Windsor. This is in addition to the planned courtyard/deck that he is adding on to the existing home that will be level with the first story of the home instead of ground level like the other home on the street. Having it level with the first floor will make it so someone standing on that deck is waist level to my fence, again, taking away any privacy my family has in our own home.
2. Parking: while Stephen Brendle assumes he is going to be providing ample parking for his multiple tenants and/or daughter, his proposal still includes a single lane driveway. In order for the cars to be able to get in and out, multiple cars would need to shuffle on the street in order to allow access. There already isn't enough parking for the current home owners on Windsor, so adding 4+ additional people who may or may not own multiple cars each, would create quite a problem. In his proposal he has a two car garage and a driveway, but he admitted to intending to have his daughter occupy the ADU and rent the 4 bedroom home out to other individual students. That is at least 5 cars if not more. There just isn't enough space for that. Attached is a picture of Stephen Brendle himself experiencing the current lack of available parking, as he chose to park in front of my driveway, blocking it. This has happened multiple times with his workers having nowhere to park and end up parking in front of my driveway or in front of fire hydrants on the opposite side of the street.
3. The ADU does not solve the current housing problem in Salt Lake City. Stephen Brendle stated that his plans are to have his daughter occupy the existing home with other roommates/tenants then move into the proposed ADU and continue renting out the home. This would mean they are renting out a 4 bedroom 2 bathroom home in Sugarhouse. In Stephen's own words during the planning meeting, the home will be "the nicest home on the block" and "worth 750k when he's done with it". This would obviously mean that the rental price of the home would clearly not fall in the "affordable housing" category. This is only adding to the problem. There isn't a lack of available housing in this area. There is a lack of AFFORDABLE housing in this area. Building an ADU in the backyard of a home, having your family live in it, then renting out the home to multiple people at a high price, is definitely not the answer nor the solution to this growing problem. It is only contributing to it. This would further open the door to other builders or out of state investors to follow suit and continue to add to this problem, which is how it got out of control in the first place. Another home was recently sold on our street and the builders were lined up the day it was put on the market, looking to do the same thing. Stephen Brendle looked at this other home himself. Luckily, the former

owners agree with the concerns of the other neighbors on our street and chose to sell to a small family instead.

4. The majority of this stretch of Windsor Street is made up of single family owner occupied homes. We really value the small and quiet neighborhood. Adding multi renter/multi family properties with a home and ADU really takes away from the very reason that most of us chose to buy a home in this area. There are several families that have lived here for decades. Please respect the current home owners on Windsor Street and their wishes.

Please consider the other neighbors when making these decisions because we are the ones who are most affected by it. There isn't a single homeowner on this street that wants this to be approved.

Thank you for time and consideration in your decision making process.

Sincerely,
Kristen Black-Bain

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

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

*Fire apparatus access road shall extend to within 150-feet of all portions of the building 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 building.

Exception: There are not more than two Group R-3 or Group U occupancies

It appears that the proposed ADU distance to a fire access road is too great. All first story exterior portions of the ADU must be within 150-feet of the fire access road or fire sprinklers must be provided. If fire sprinkler option is utilized, please provide an alternated means and methods application for review and approval.

*For Group R-3 and Group U occupancies, fire hydrants shall be within 600-feet of all exterior portions of the buildings as measured by an approved route around the building. Measurements are made in straight lines and right angles following the path the hose would be pulled by firefighters.

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

If any work is to occur in the alley, and if the alley is a public alley, a Permit to Work in the Public Way must be obtained prior to commencing the work.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

No comment provided.

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

No comment provided.

Building (Jason Rogers at jason.rogers@slcgov.com or 801-535-7642)

Residential ADU to comply and built in completeness as a New residential home per 2015 IRC guidelines// no other comments at this time

Zoning (Scott Browning at scott.browning@slcgov.com or 801-535-7283)

1. Need to show overall height of accessory building
2. show the dimensions & square footage of the deck leading into the front door – 80 ft.² or less?
3. sliding doors of bedroom go to where? I would assume a deck being that it is a second level ADU – need to see square footage.