



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: April 22, 2020

Re: PLNPCM2020-00097 - Detached Accessory Dwelling Unit

Conditional Use

PROPERTY ADDRESS: Approximately 629 E Roosevelt Avenue

PARCEL ID: 16-18-235-018-0000

MASTER PLAN: Central Community – Low Density Residential

ZONING DISTRICT: R-1/5000 Single Family Residential

REQUEST: Alexis Suggs, Brach Design Architecture and property owner representative, is requesting Conditional Use approval for a 650 square foot accessory dwelling unit (ADU) to be located in the rear of the property located at 629 E Roosevelt Avenue. The property is zoned R-1/5,000 (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.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

ATTACHMENTS:

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

H. [Department Review Comments](#)

PROJECT DESCRIPTION:

This petition for a Conditional Use is for a detached ADU to be placed in the rear yard of the existing single-family dwelling located at approximately 629 E Roosevelt Avenue. The subject parcel is located on the north side of Roosevelt Avenue in the middle of the block, between 600 East and 700 East.

The proposed detached ADU would be located in the northeast corner of the rear yard facing Roosevelt Avenue. The proposed ADU would be visible from the public street. The building footprint is approximately 650 square feet. It is a one-story structure containing one (1) bedroom, a storage loft space, and one (1) bathroom with a pitched roof measured approximately 17 feet (17') in height. The primary exterior is clad with horizontal siding and wood shingles. The entrance to the proposed detached ADU faces the front lot line. There is a clerestory window on the east elevation that faces the east lot line.



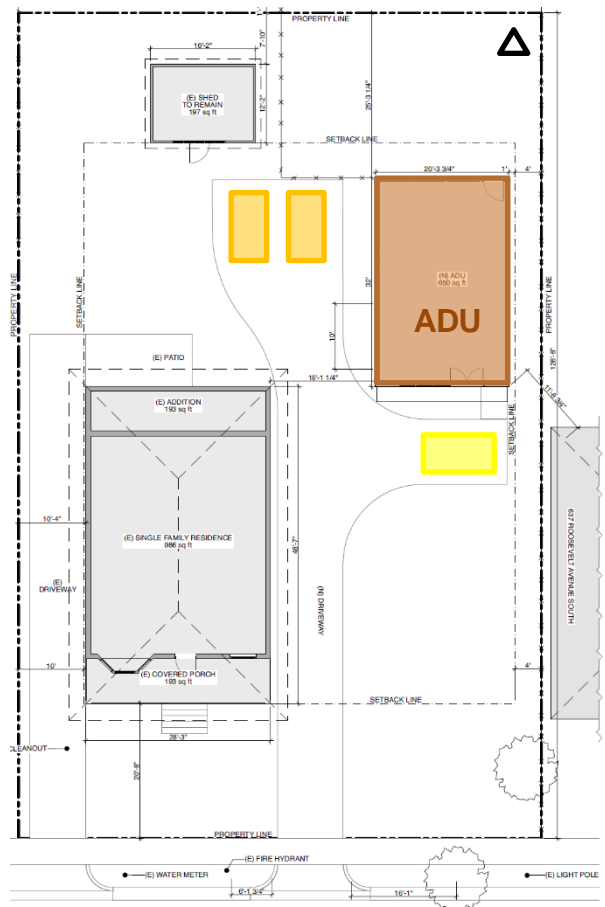
Conceptual rendering submitted with application. View of front elevation.

Of note, the lot is 10,120 SF, which is substantially larger than the average 5,000 SF lot size of the neighborhood. If subdivided, the lot would not meet the lot width requirements for a new single family home; however, it would meet the lot area requirement of 5,000 SF.

As shown on the site plan to the right, a new driveway and parking area is proposed for the existing house and ADU. The existing driveway to the west of the home will remain. Parking will be accommodated by two (2) off-street parking spaces shown in orange in the rear yard for the primary dwelling, and one (1) parking space shown in yellow in front of the ADU behind the front façade of the primary dwelling.

PLANNING COMMISSION REVIEW:

The property is located in the R-1/5000 zoning district, which is a single family zoning district. A Conditional Use process is required for any ADU's located in a single family zone. For complete analysis and findings in



relation to the Conditional Use standards please refer to [Attachment F](#).

NEXT STEPS:

Approval of Conditional Use

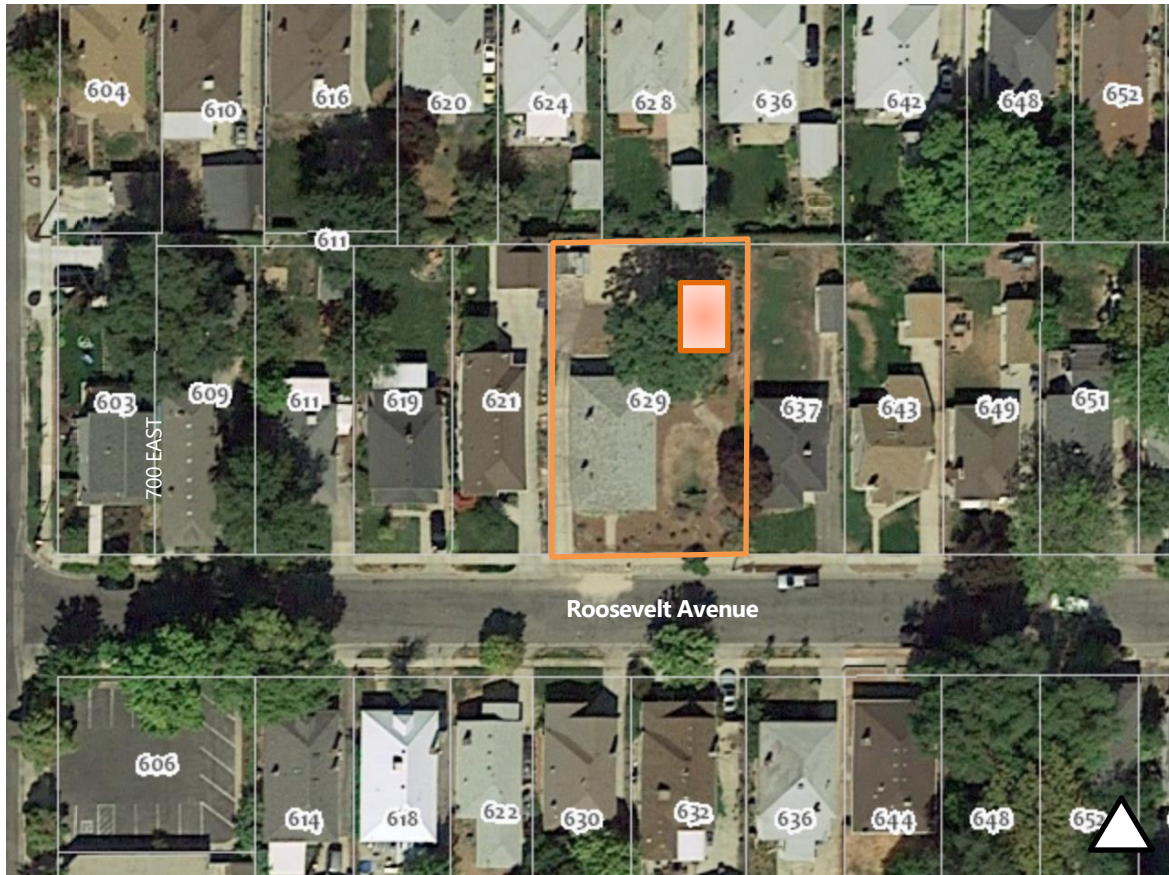
If the request is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy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

Denial of Conditional Use

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

If the Planning requests are denied, the applicant would not be able to construct an ADU. An accessory structure could still be constructed on the property subject to meeting zoning requirements, however, it could not be used as an accessory dwelling. Accessory structures in the R-1/5000 zoning district must be located a minimum of 1 FT from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 FT to the midpoint or 12 FT for a flat roof.

ATTACHMENT A – VICINITY MAPS



 Approximate location of proposed ADU



ATTACHMENT B – PLAN SET

PERKINS ADU

629 E ROOSEVELT AVENUE SOUTH
SALT LAKE CITY, UT 84105

PROJECT TEAM

OWNER:
STACY PERKINS
629 E ROOSEVELT AVENUE SOUTH
oceanbluebus@yahoo.com

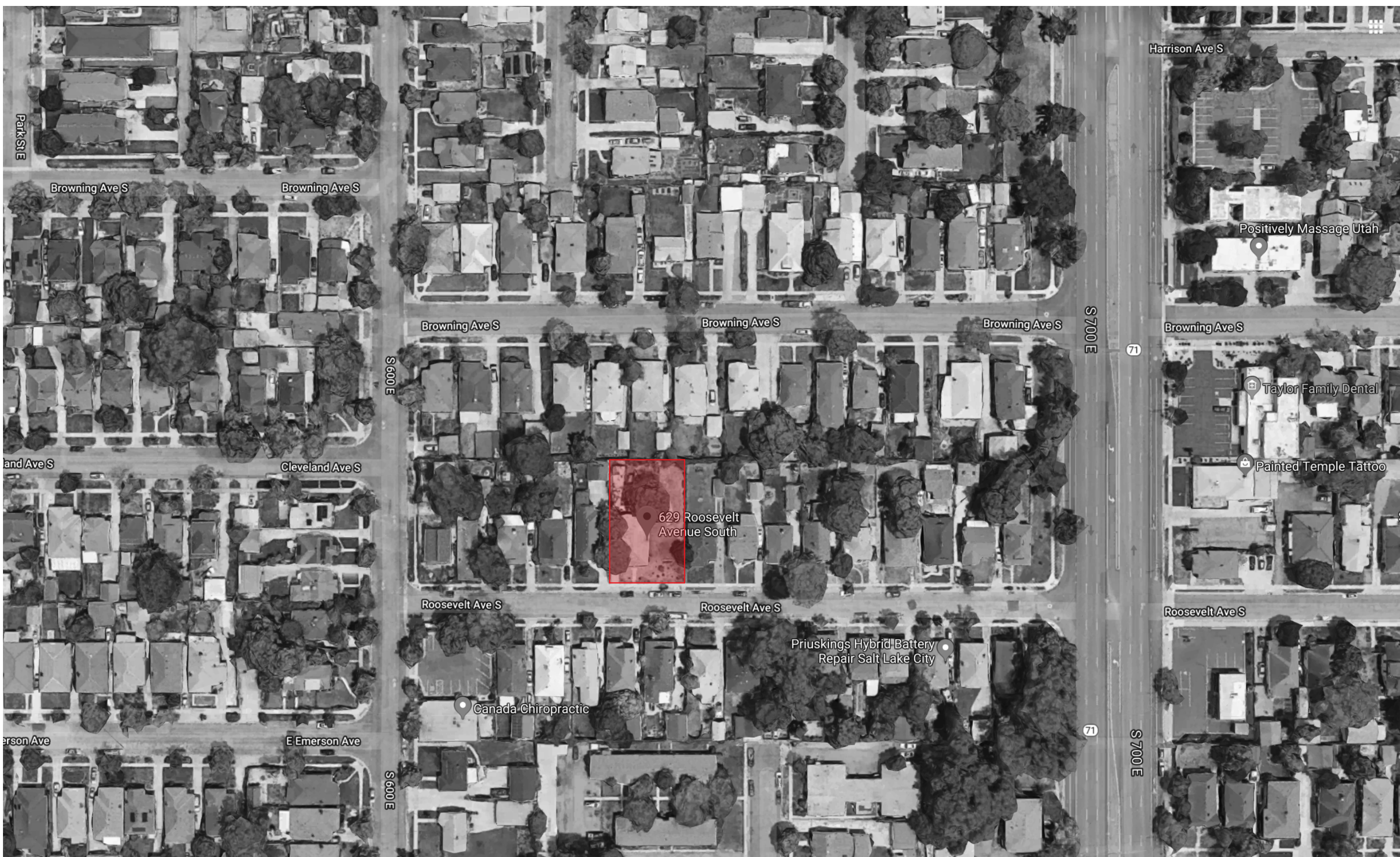
ARCHITECT:
BRACH DESIGN LLC
DAVE BRACH RA, CPHC
801-865-7648
dave@brachdesign.com

STRUCTURAL ENGINEER:
COMPASS ENGINEERING
WAYNE STAKER, PE, SE
801-664-2197
compasseng@hotmail.com

PROJECT RENDERING



VICINITY PLAN



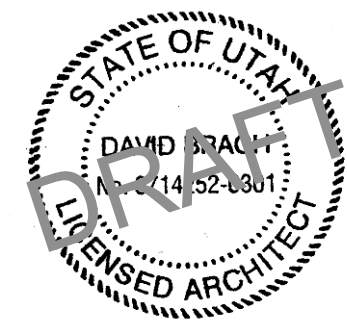
SHEET INDEX

GENERAL PROJECT INFO

PROJECT ADDRESS:	629 E ROOSEVELT AVENUE SOUTH SALT LAKE CITY, UT 84105	
SCOPE OF WORK:	NEW ADU	
ZONING DISTRICT:	R-1-5000	
GOVERNING BUILDING CODES:	2015 IRC	
CONSTRUCTION:	TYPE VB	
OCCUPANCY:	GROUP R-3	
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com	
STRUCTURAL ENGINEER:	COMPASS ENGINEERING WAYNE STAKER, PE, SE 801-664-2197 compasseng@hotmail.com	
PROJECT AREAS:	LOT AREA	SQ. FT. 10120
	EXISTING TOTAL BUILT SURFACE COVERAGE	1674 16.5%
	NEW TOTAL BUILT SURFACE COVERAGE	2219 21.9%
	TOTAL ALLOWABLE SURFACE COVERAGE	4048 40%
	EXISTING HOUSE	1372
	EXISTING SHED 01	105
	EXISTING SHED 02	197
NEW ADU		650



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PERKINS ADU
629 E ROOSEVELT AVENUE SOUTH
SALT LAKE CITY, UT 84105

REVISIONS:

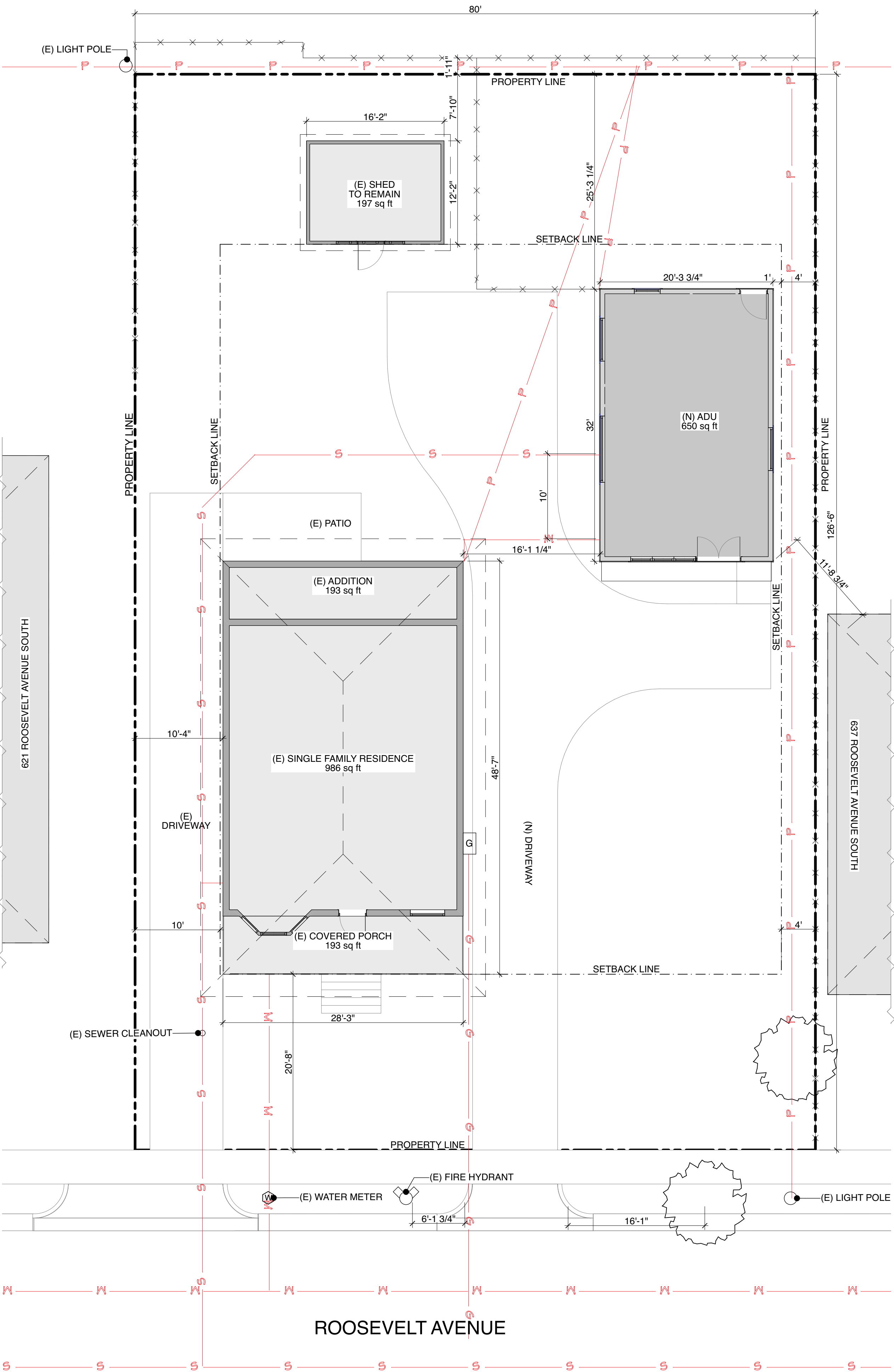
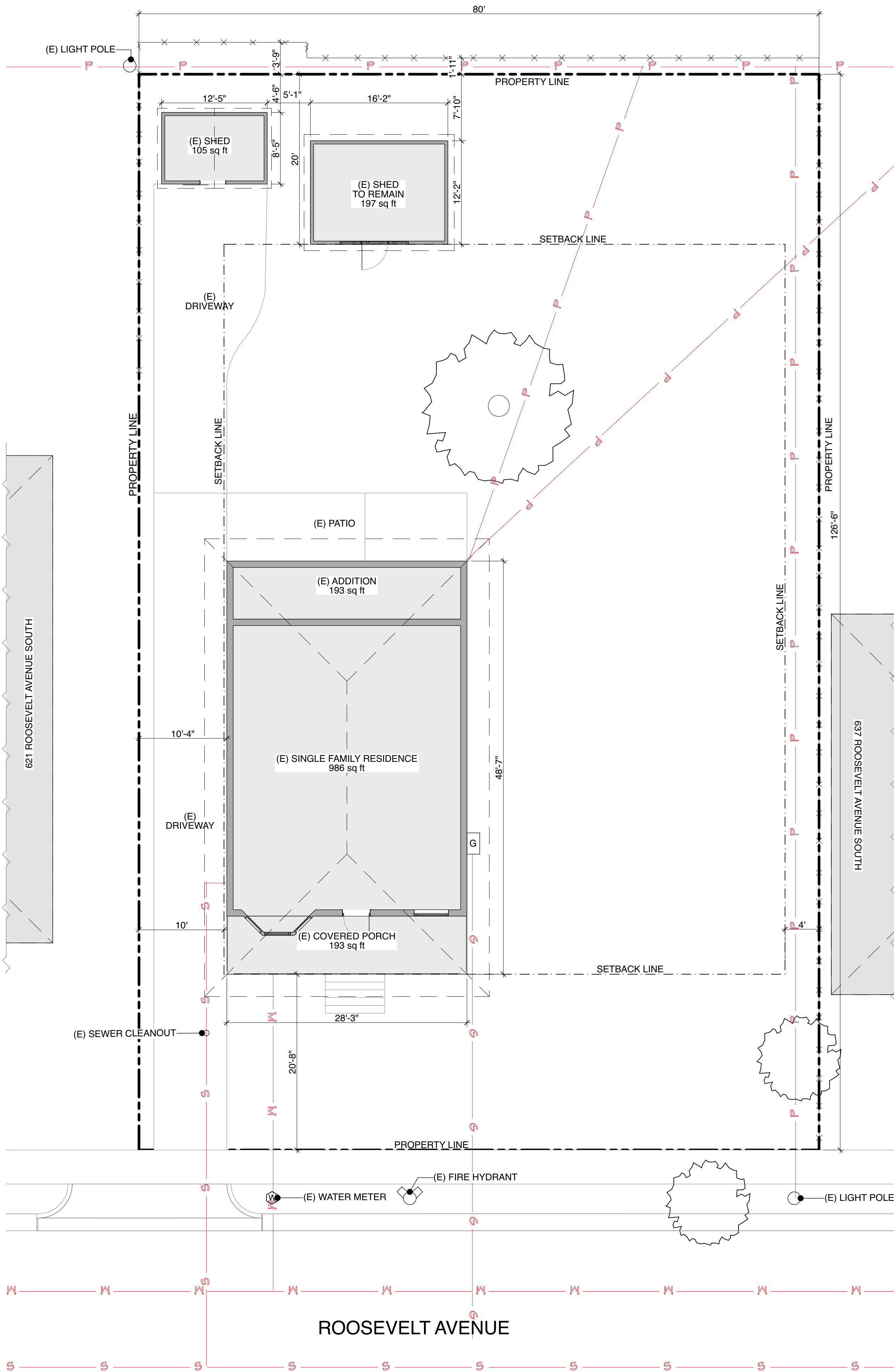
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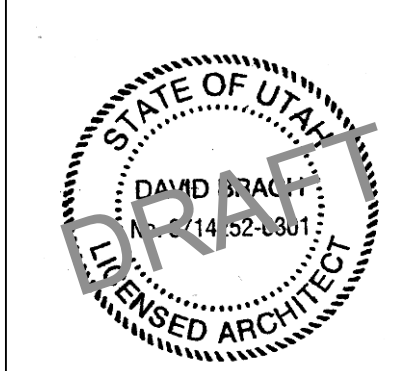
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SCALE: AS NOTED IN DRAWING

COVER SHEET
A0.1



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



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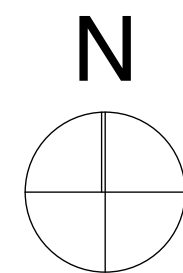
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DATE: 2/10/20
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SITE PLAN
A0.3
SHEET 5 OF 24

5 SITE-EXISTING
SCALE: 1/8" = 1'-0"

6 SITE-NEW
SCALE: 1/8" = 1'-0"



LINETYPE LEGEND

PROPERTY LINE
 SETBACK LINE
 CONTOUR EXISTING
 CONTOUR NEW
 _____ GAS
 _____ WATER
 _____ SEWER
 _____ POWER
 _____ ROOF LINE
 DIST CENTERLINE
 DER CENTERLINE
 _____ HIDDEN LINE
 _____ E IN GRAVEL BED
 _____ STRAW WATTLE
 _____ PROTECTION FENCE
 _____ RE ACCESS PATH

FIRE ACCESS
121'-2 1/2"

FIRE ACCESS
- 121'-2 1/2" -

PROPERTY LINE

SETBACK LINE

NE

FIRE ACCESS
- 121'-2 1/2" -

637 ROOSEVELT AVENUE SOUTH

(E) SHED
TO REMAIN
197 sq ft

(N) ADU
650 sq ft

(E) ADDITIO
193 sq ft

(E) SINGLE FAMILY RESIDENCE
986 sq ft

(E) COVERED POOL
193 sq ft

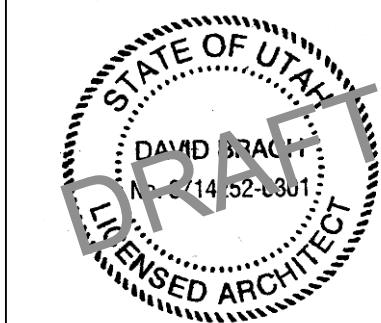
PROPERTY LINE

2

FIRE ACCESS PLAN

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

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SALT LAKE CITY, UT 84105

REVISIONS:

PROJECT NO:

DATE: 2/10/20

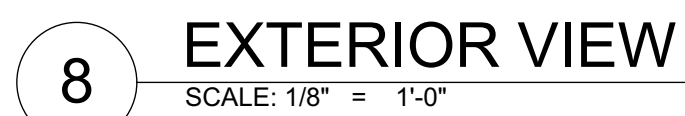
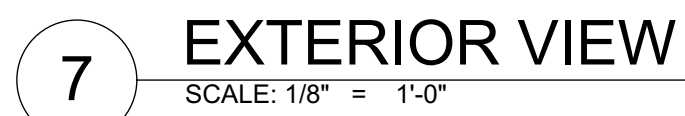
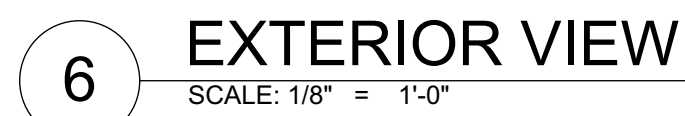
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FIRE ACCESS PLAN

A0.4

SHEET 6 OF 24



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SALT LAKE CITY, UT 84105

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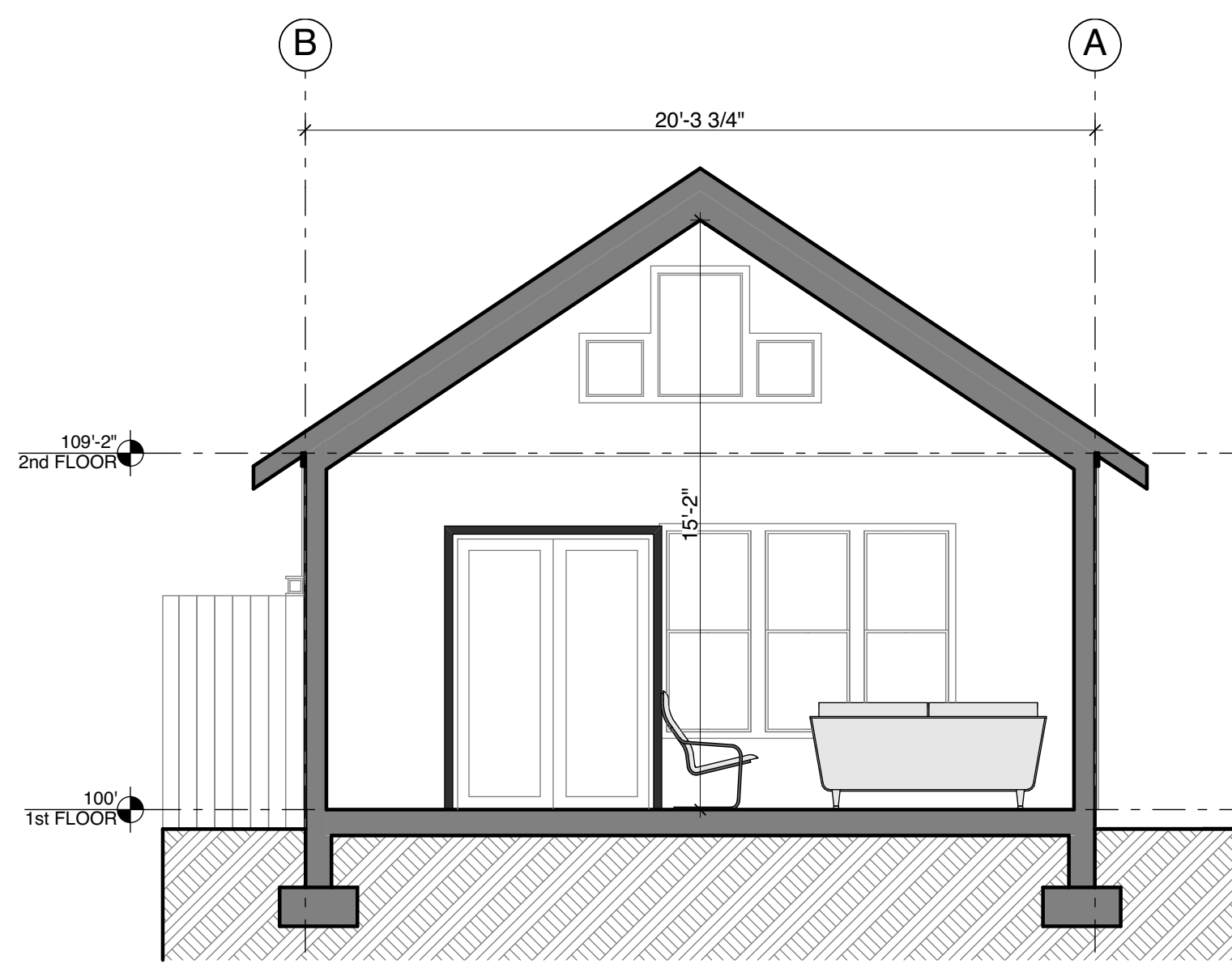
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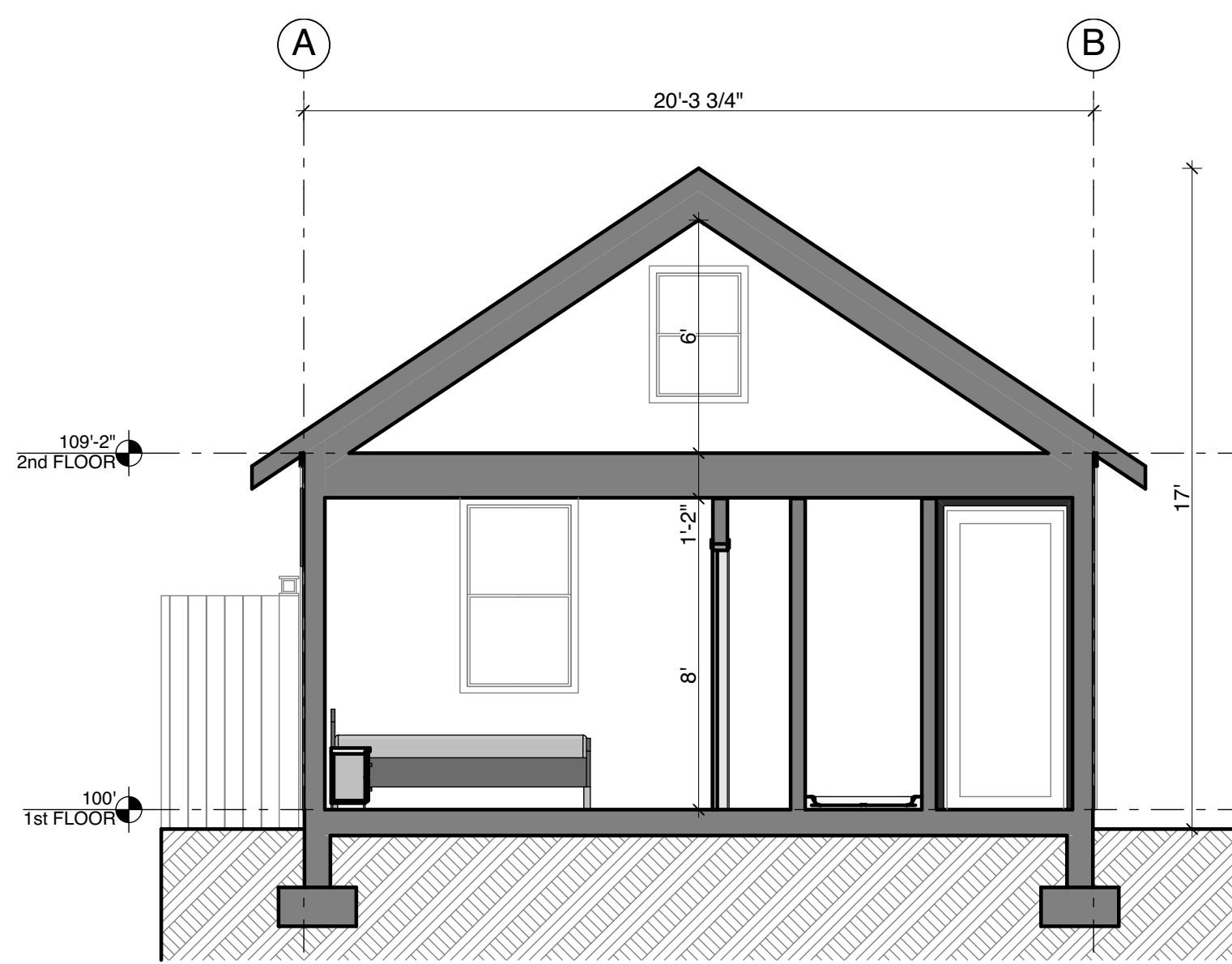
FIRST FLOOR PLAN

A1.1

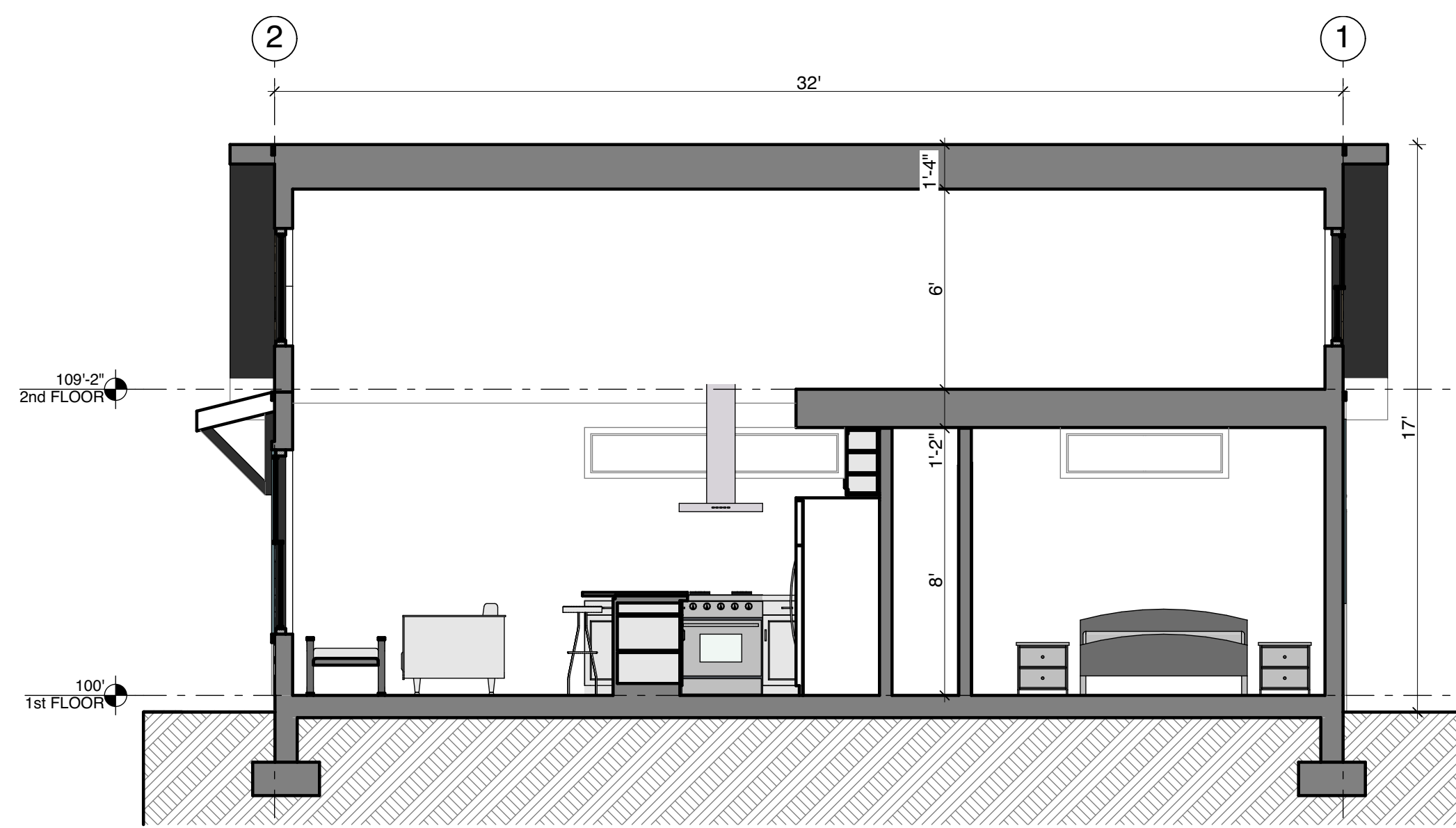
SHEET 7 OF 24



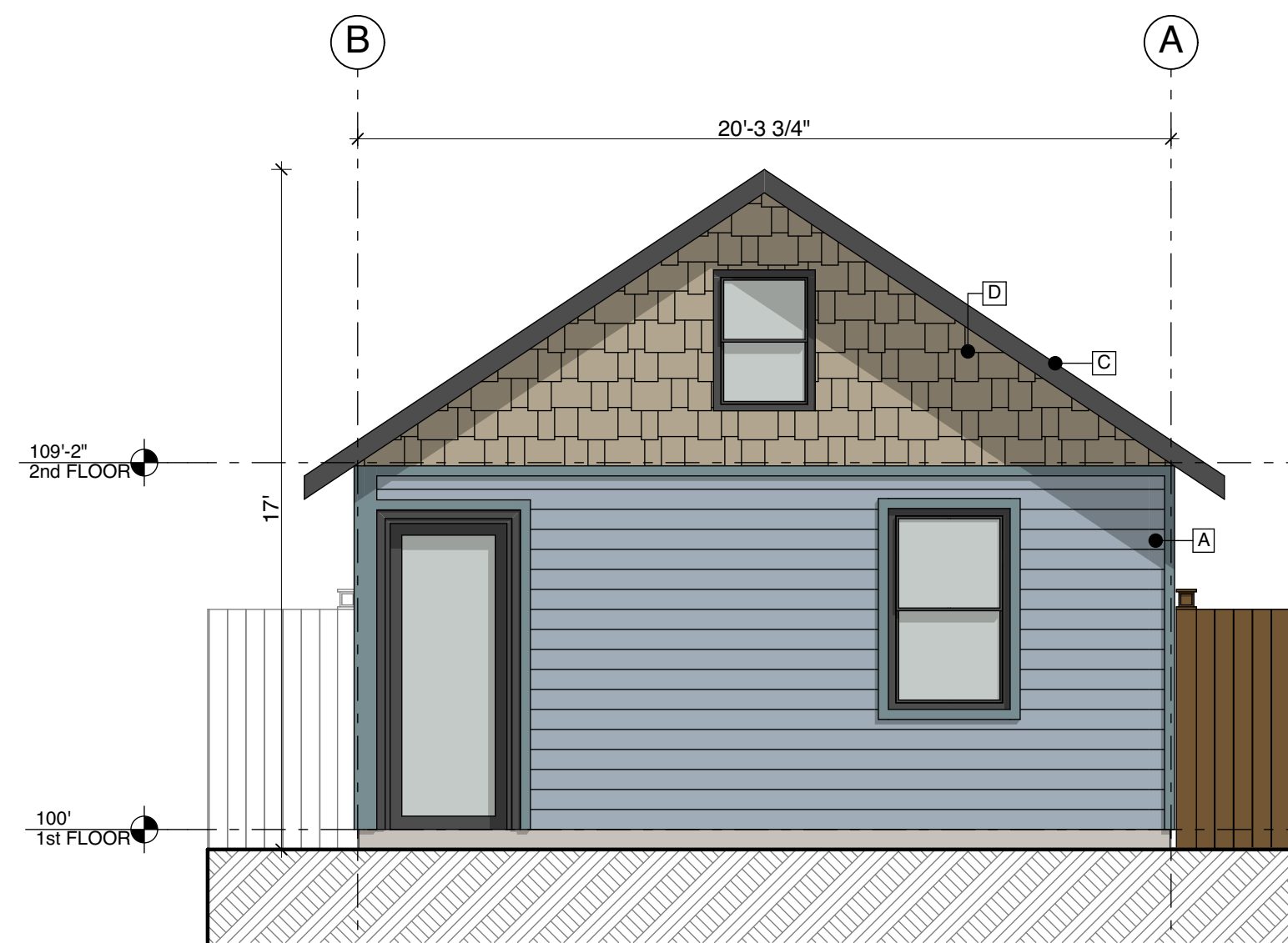
1 EW FRONT FACE BUILDING SECTION
SCALE: 1/4" = 1'-0"



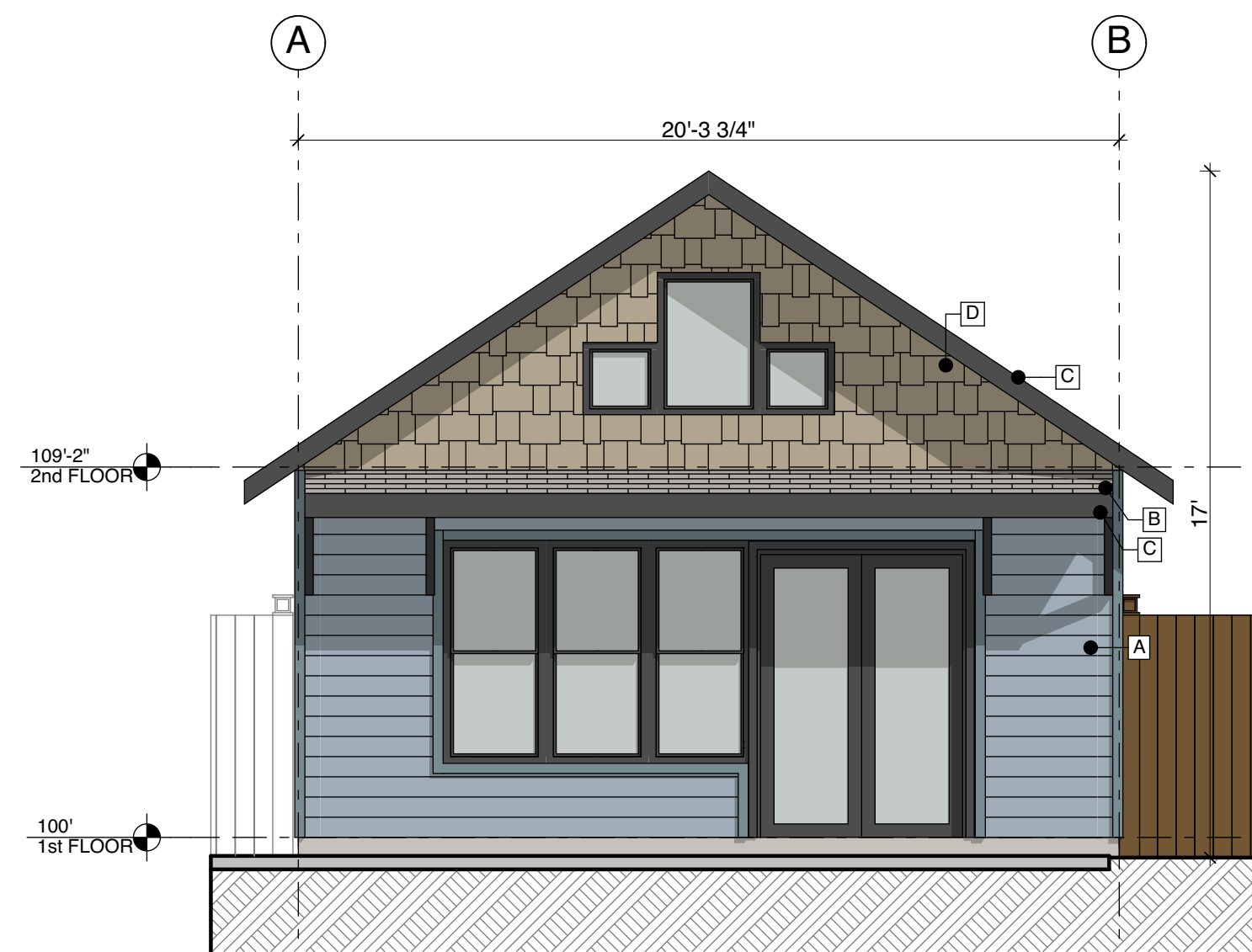
2 EW LOFT BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

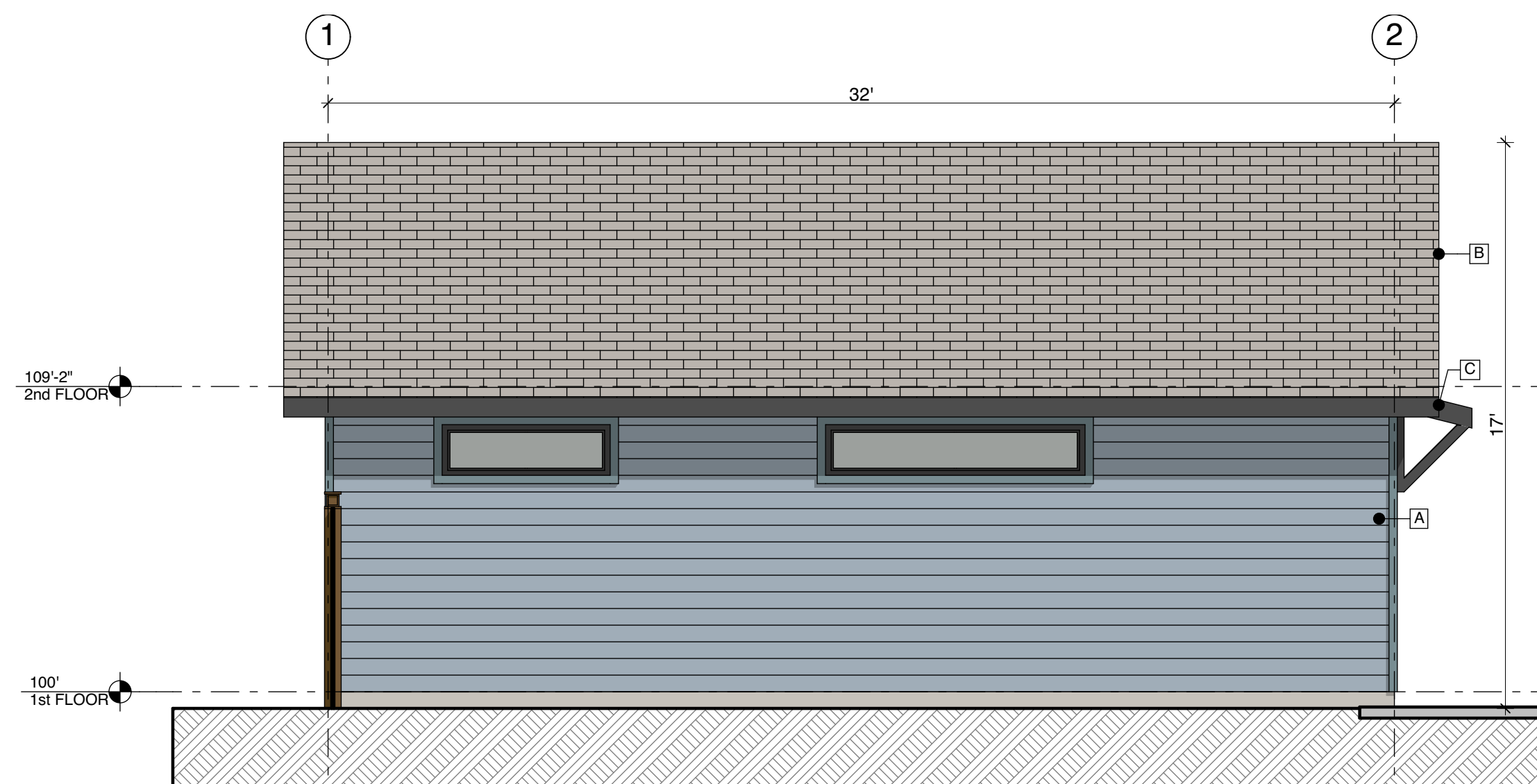


5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

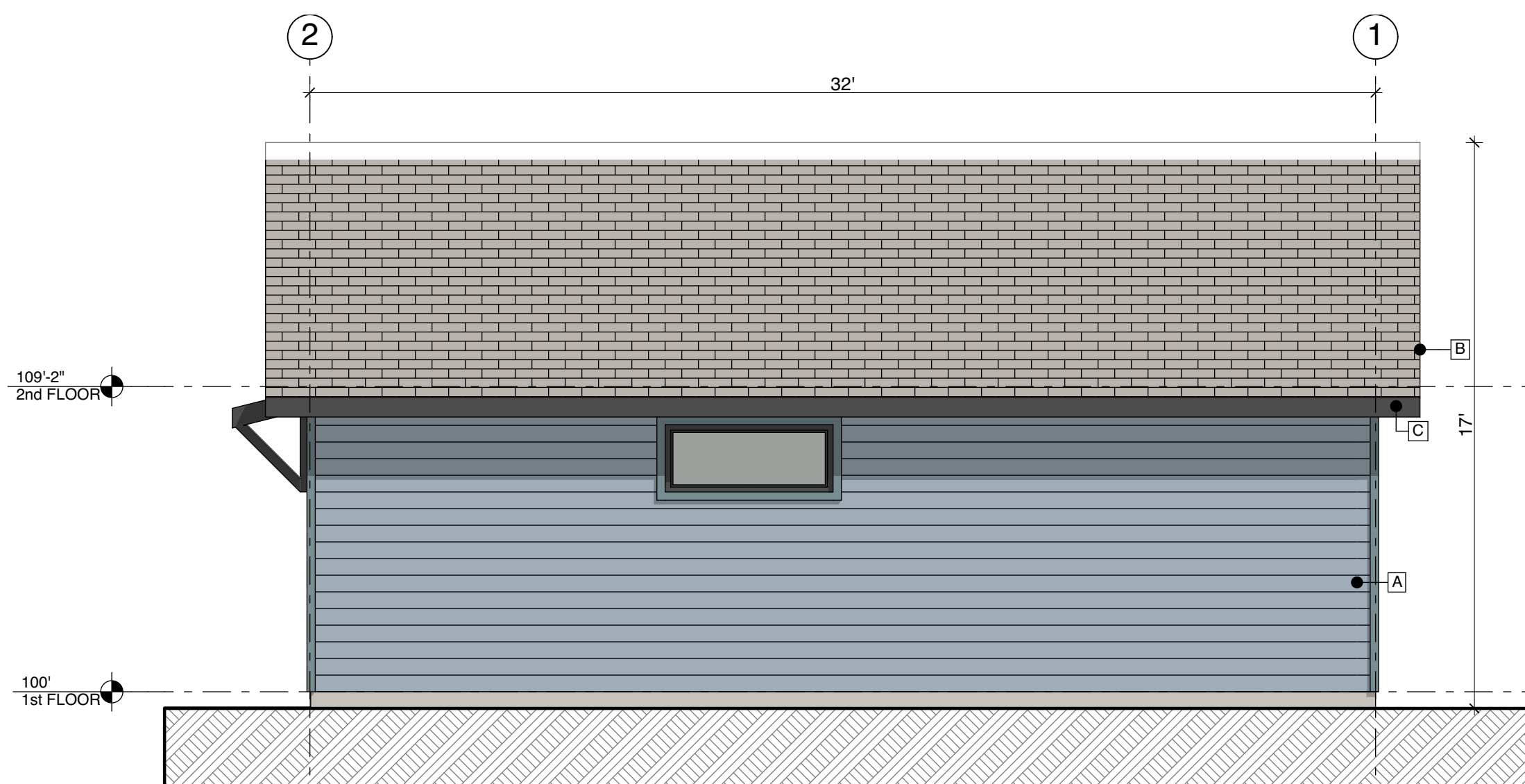


6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES	
A.	1X6 HORIZONTAL LAP SIDING
B.	ASPHALT SHINGLE ROOF
C.	DARK GREY PAINTED FASCIA AND SOFFIT
D.	WOOD SHINGLE SIDING



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



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

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629 E ROOSEVELT AVENUE SOUTH
SALT LAKE CITY, UT 84105

REVISIONS:

PROJECT NO:
DATE: 2/3/20
DRAWN BY:
SCALE: AS NOTED IN DRAWING

**BUILDING
SECTION
A3.1**

SHEET 10 OF 24

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

PROJECT DESCRIPTION

PERKINS ADU
629 E ROOSEVELT AVENUE SOUTH
SALT LAKE CITY, UT 84105

The proposed project is an ADU in the backyard of an existing single family dwelling. The existing single family dwelling will not be altered in any way. The ADU will be located in the north-east portion of the property and will have a new driveway constructed for it with three parking spaces. The ADU will be clad with horizontal siding and wood shingles. The entrance to the ADU will face the street. It will be located 5' from the east property line and 25'-3" from the north property line. It will be 650 square feet and one story with a storage loft.

ZONING STANDARDS FOR ADU'S- PERKINS ADU	
211.40.200- ACCESSORY DWELLING UNITS	
ADU STANDARDS	PROPOSED
SIZE	
ADU footprint can be 50% of the footprint of the primary house up to a maximum of 650 SF .	Primary house is approximately 1,372 SF . The foot print of the proposed ADU is 650 SF .
MAXIMUM COVERAGE	
The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.	Lot size is 10,120 SF . 40% of the lot is 4,048 SF . Existing primary house- 1,372 SF . Existing shed to remain- 197 SF . Proposed ADU- 650 SF . Total coverage- 2,219 SF . The surface coverage of all principal and accessory buildings (including the proposed ADU) is 21.9% of the lot.
HEIGHT	
17' or the height of the single-family dwelling on the property, whichever is less. *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24' if 10 foot side yard and rear yard setbacks are provided. The setback for additional height may be reduced to 4' if the side or rear lot line is adjacent to an alley.	Height of house: 19'-9" . Height of proposed ADU: 17'-0"
SETBACKS	
Minimum of 4' from any side or rear lot line.	The ADU is proposed to be located 5' from one side setback, 54'-8" from the other side setback, and 25'-3" from the rear yard setback.
SEPARATION	
Located 10' from any primary dwelling on the property or adjacent property.	The ADU is proposed to be located 16'-1" from the primary house on the property and the closest house on an adjacent property is approximately 11'-9" .
ENTRANCE LOCATIONS	

The entrance to an ADU in an accessory building shall be located: Facing an alley, public street, or facing the rear façade of the single-family dwelling on the same property, unless located at least 10' from the property lines.	The entrance to the ADU faces the public street.
REQUIREMENTS FOR WINDOWS	
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 10' of a side or rear property line unless the side or rear property line is adjacent to an alley.	The ADU are no larger than necessary to comply with the minimum Building Code requirements for egress where required. The east side of the ADU in less than 10' from a side yard property line. This façade only has one window in it and it is a clerestory window.
Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found in the principal structure.	Windows are similar in shape and size to those on the principal structure.
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 1/4 mile of a transit stop.	Three parking spaces are provided on site.

Conditional Use Information- Perkins ADU		
	Response	Not Applicable
What is the anticipated operating/delivery hours associated with the proposed use?		X
What are the land uses adjacent to the property?	R-1-5000	
How many employees are expected to work on-site during the highest shift?		X
How many seats will be provided as part of the conditional use?		X
Have you discussed the project with nearby property owners? If so, what responses have you received?	The project has not been discussed with nearby property owners.	

ATTACHMENT D – PROPERTY AND VICINITY PHOTOS



View of approximate ADU site from Roosevelt Avenue.



View of approximate ADU site from Roosevelt Avenue.



View of Roosevelt Avenue in front of primary dwelling and approximate ADU. New curb cut will be between the fire hydrant and tree.



Home located directly east of subject property

ATTACHMENT E – ZONING STANDARDS FOR ADU’S

21A.40.200 – Accessory Dwelling Units

ADU STANDARDS	PROPOSED	COMPLIES Y/N
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 1,372 SF, ADU can be 50% of that or approximately 686 SF to a maximum of 650 SF. The proposed footprint is approximately 650 SF	Complies
MAXIMUM COVERAGE The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.	The lot size is 10,120 SF. 40% of the lot is 4,048 SF. Primary House – 1,1372 SF Shed 01 – 105 SF (to be demolished) Shed 02 – 197 SF Proposed ADU - 650 SF Total coverage – 2,219 SF. The surface coverage of all principal and accessory buildings (including the proposed ADU) is 21.9% of the lot.	Complies
HEIGHT 17 FT or the height of the single family dwelling on the property, whichever is less. *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 FT if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4' if the side or rear lot line is adjacent to an alley.	Approximately 17 FT	Complies
SETBACKS Minimum of 4 FT from any side or rear lot line.	Located 25' FT from the rear lot line and 4 FT from the east side lot line.	Complies

SEPARATION Located 10 FT from any primary dwelling on the property or adjacent property	Located approximately 16 FT from the primary house on the property and the closest house on an adjacent property is approximately 11 FT 9 IN.	Complies
ENTRANCE LOCATIONS The entrance to an ADU in an accessory building shall be located: <ul style="list-style-type: none"> Facing an alley, public street, or facing the rear façade of the single family dwelling on the same property. 	The entrance for the proposed ADU is oriented toward the public street, Roosevelt Avenue.	Complies
REQUIREMENTS FOR WINDOWS <ul style="list-style-type: none"> Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley. Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure. 	<p>The ADU windows are no larger than necessary to comply with minimum Building Code requirements for egress where required. The east side of the ADU is less than 10' from a side yard property line. This façade has a clerestory window.</p> <p>Windows are similar in dimension and design as the windows on the principal structure.</p>	Complies
PARKING Minimum of one parking space on site. *This requirement may be waived if there is legal on street parking	One parking space is provided on-site for the ADU. A total of three on-site parking spaces are provided for the ADU and primary dwelling.	Complies

along the street frontage of the property OR if it's within ¼ mile of a transit stop.		
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ATTACHMENT F – CONDITIONAL USE STANDARDS

21A.54.080 Standards for Conditional Use

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

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

Analysis: The proposed ADU use is located in the R-1/5000 zoning district which allows for an ADU to be approved through the conditional use process subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in [Attachment E](#), the ADU complies with the requirements of 21A.40.200.

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

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

Analysis: The proposed ADU is anticipated in the R-1/5000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property.

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

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

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

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The purpose of accessory dwelling units are to:

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

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

The proposed ADU is consistent with the following Residential Land Use Goals included in the Central Community Master Plan:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying 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 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-1/5000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in Attachment E .

<p>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</p>	<p>Complies</p>	<p>The uses are located in an area zoned and designated by the associated master plan for low-density residential.</p> <p>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.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, several residential land use policies in the Central Community Master Plan and supports goals outlined in Growing SLC: a Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.</p>
<p>3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area</p>	<p>Complies</p>	<p>Uses surrounding the property are generally single family residential. The lots in this area are generally narrow and deep which provides some separation from the proposed ADU from the house on the property as well as adjacent primary residences. Additionally, the lot is over 10,000 SF, meaning it could potentially be subdivided to build a new single family. The ADU is not anticipated to create impacts beyond those of a new single family home.</p> <p>The proposal complies with the size requirements for an ADU which can be up to 50% of the footprint of the primary house up to 650 SF and is compatible with the scale of surrounding accessory buildings and adjacent uses.</p>
<p>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</p>	<p>Complies</p>	<p>As discussed above, the scale of the proposal is compatible with the main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU. The ADU is proposed in a location on the site that minimizes impacts to adjacent properties.</p>

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The ADU will be accessed from the new driveway and parking area, as shown on the site plan. The new access point is anticipated to lessen the impact of parking and traffic on the neighborhood, as it provides additional onsite parking than is currently provided.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The proposed ADU will be accessed from Roosevelt Avenue and three off-street parking stalls are proposed on the site. 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 site is designed for pedestrian access and will be improved with paths for access to the ADU.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	No unreasonable impacts to the service level of the alley or adjacent streets is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	As discussed in other areas of this analysis, three parking spaces are provided adjacent to the proposed ADU and can be accessed from Roosevelt Avenue.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The Public Utilities department provided comments on the project. A utility plan will need to be submitted for review and compliance will be ensured during the building permitting process.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The surrounding properties are all residential uses and the proposed use is also residential. A fence currently surrounds the property and the ADU will have a separate privately fenced rear yard.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The proposed use is an accessory residential structure and is compatible with the surrounding uses are also residential.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.

15. The proposed use does not undermine preservation of historic resources and structures	Complies	Although the property is located within a National Historic District, the proposal does not involve the removal of any historic resources or structures.
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Finding: In analyzing the anticipated detrimental effects of the proposed use, Staff finds that the request complies with the criteria listed above.

ATTACHMENT G – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

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

- February 10, 2020 – Notice of the project was provided to the Liberty Wells Community Council as well as property owners and residents within 300 FT of the development. The Community Council did not ask the applicant or staff to present or provide formal input on the proposal.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on April 9, 2020

Public hearing notice posted on April 10, 2020

Public notice posted on City and State websites and Planning Division listserve on April 9, 2020.

Public Input:

Staff has received three public comments regarding the proposal-- two phone calls and one email. One phone call had general questions regarding the proposal and did not indicate a position. The other phone call was not supportive of the proposal, citing concerns with parking and traffic. The commenter requested that the Planning Commission require more than one on-site parking spot for the ADU. An email comment was received, which is attached.

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

From: [David McMurray](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Petition PLMPCM2020-00097
Date: Monday, February 24, 2020 10:28:28 AM

Hi Kristina,

Regarding the petition PLMPCM2020-00097.

I generally have a worry about ADUs in our neighborhood, in that too many of them will create too much on-street parking and significantly alter then feel of this historical neighborhood. I believe many of these ADUs will be used as AirBNBs, which does NOT add to the stability of the neighborhood, in my opinion.

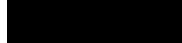
17 feet tall strikes me as pretty tall. It appears there may be a second level loft or room in this ADU. Some of the ADUs I've seen seem more flat-roofed, which would also be my preference for back-yard structures. There are many garages near the rear of many lots, and this ADU appears to be taller than most of them.

That said, I do like the fact that the ADU is within the setback line, and would vigorously oppose allowing it to go to the property line.

I live at 636 Browning Ave, and my property is directly to the north of the proposed ADU. I also share back yard boundaries with 637 Roosevelt Ave (the property just East of 629 E), meaning I'll be looking out my back windows at this ADU.

Thanks,

David McMurray



ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

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

The existing sewer lateral for the property is from 1945 and will require a video inspection prior to connection of the new ADU to the sewer lateral. The applicant should schedule video inspection and contact SLCPU to schedule an inspector to be present.

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

No impact to public way. No objections.

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

Two off street parking spaces are required for the SFR and one for the ADU. It appears that this requirement has been satisfied.

Fire

Verify that the most remote portions of all structures on the property are located to within 150-feet of fire department access roads per IFC 503.1.1 (Could not scale it off). If not, provide the exceptions as listed.

Planning Response: Proposal appears to comply with the requirement.

Zoning

R1-5,000 zone. The proposal is to build an ADU in the rear yard with a new drive approach and driveway. The approach must maintain 5 feet of clearance from all public way improvements in the park strip. See 21A.40.200 for the general and specific requirements for an ADU.

One parking space needs to be available on site for the existing SFD.

Parking for the ADU in the driveway must be beyond the front façade of the house to maintain one legal parking space.

An Impact Fee for a new SFD will need to be paid at the time the building permit is issued.

Building

Based on the information and depictions provided, at this juncture, I do not see any significant (IRC) building code compliance issues. Additional design information is needed to qualify this project for acceptance for log-in for formal review.