To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner, christopher.earl@slcgov.com, 801-535-7932

Date: May 20, 2020

Re: Attached Accessory Dwelling Unit – Conditional Use (PLNPCM2020-00104)

Conditional Use

PROPERTY ADDRESS: 567 E Hollywood Avenue
PARCEL IDS: 16-18-478-026-0000
MASTER PLAN: Central Community – Low Density Residential
ZONING DISTRICT: R-1/5,000 Single-Family Residential

REQUEST: Tom Candee, architect representing the property owner, is requesting Conditional Use approval for an attached accessory dwelling unit (ADU) which will be located in the basement of a new home proposed at approximately 567 E Hollywood Avenue. The current home on the property is proposed to be demolished and replaced with a new two-story home, measuring approximately 1,733 square feet in size. The attached ADU would be approximately 803 square feet. The property is zoned R-1/5,000 Single-Family Residential, which requires Conditional Use approval for the construction of an ADU.

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. 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.

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 an attached ADU to be located in the basement of the proposed single-family dwelling located at approximately 567 E Hollywood Avenue. The current home on the property will be demolished and replaced by a new two-story home. The new home will be approximately 1,733 square feet with a footprint of approximately 1,163 square feet. The subject parcel is located on the north side of Hollywood Avenue in the middle of the block, between 500 East and 600 East.

The proposed attached ADU would be located in the basement of the proposed home and would be approximately 803 square feet, which is 46% of the gross square footage of the proposed home. The entrance to the proposed ADU faces the west interior side lot line and will be accessed by a pathway leading from the entrance of the ADU and connecting to the sidewalk adjacent to Hollywood Avenue.

The parking for the proposed house is accommodated by two (2) off-street parking spaces within an existing detached garage accessed by a driveway that runs along the east side yard. The driveway will connect to the public street via Hollywood Avenue. The parking space for the proposed detached ADU would be legally located on-street along Hollywood Avenue. The subject property is also located within one-quarter (1/4) mile of a transit stop, with the nearest bus stop located at approximately 1979 S 500 E.

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. The basement could still be constructed with the approvals of all applicable City departments but could not contain an accessory dwelling.
ATTACHMENT A: VICINITY MAP

Conditional Use
567 E Hollywood Ave
Attached ADU
Approximately 805 Square Feet
EXCEEDING 3 AIR CHANGES PER HOUR AT 50Pa (ACH50).

THE BUILDING SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 402.4.1.1) & TABLE N1102.4.1.1, AS WELL AS ALL UTAH STATE CODE AMENDMENTS TO IRC & IECC.

AND INSULATION INSTALLATION PROVIDED IN UTAH AMENDMENTS TO CHAPTER 4 OF THE 2012 UTILITY CODE.

SOURCE: IRC TABLE N1102.1.2

INSULATION IS ON THE INT. OF THE WALL

MASS WALL R-13 OR R-17 WHEN MORE THAN HALF THE

SLAB R-10, 2' DEEP

FLOOR R-VALUE R-30

CRAWLSPACE WALL R-VALUE R-15 CONTINUOUS OR R-19 CAVITY

WOOD FRAME WALL R-VALUE R-20 OR R-13 CAVITY + 5 CONTINUOUS

ROOF R-VALUE R-49

SKYLIGHT U-FACTOR 0.55

WINDOW U-FACTOR 0.32

HVAC REGISTER BOOTS ON EXTERIOR WALLS

ELECTRICAL/PHONE BOX

EXTERIOR WALL

PLUMBING AND WIRING

RECESSED LIGHTING

NARROW CAVITIES

CRAWL SPACE WALLS

CANTILEVERED ABOVE-GARAGE AND RIM JOISTS

DOORS WALLS

CEILING/ATTIC

AIR BARRIER AND COMPONENT

BUILDING THERMAL ENVELOPE

GENERAL PROJECT INFO

PROJECT ADDRESS: 567 E HOLLYWOOD AVE, SALT LAKE CITY, UT 84105

SCOPE OF WORK: DEMOLISH (E) HOUSE AND BUILD NEW SINGLE FAMILY DWELLING

ZONING DISTRICT: R-1-5000

OCCUPANCY: GROUP R-3

SCOPE OF WORK:

TYPE: R

ARCHITECT:

COMPASS ENGINEERING

BRACH DESIGN LLC

WAYNE STAKER, PE

STRUCTURAL ENGINEER:

COMPASS ENGINEERING

801-865-7648

COMPANY NAME

ENGINEER NAME, TITLE

DAVE BRACH RA, CPHC

EMAIL

PHONE

ADDRESS

PROJECT TEAM

COMPANY NAME

ENGINEER NAME, TITLE

DAVE BRACH RA, CPHC

EMAIL

PHONE

ADDRESS

VICINITY PLAN
S44. Use a barrier cloth under exterior walkways to prevent overgrowth. Protect existing trees and vegetation, which
S42. Protect existing drive approach, sidewalk, and curb and gutter. Damage shall be replaced to the nearest joint per APWA.
S41. Public way permit required to terminate/cap/kill any existing services in the public way.
S40. Install sewer clean-outs at property lines, at all changes in direction of sewer pipes, and every 50' of pipe.
S39. All grading around the home will slope at least 5% away from the home for proper drainage as required by IRC R401.3.
S37. Contractor is to abide by the Utah Division of Air Quality requirements and shall contact the Utah Division of Air Quality.
S36. All existing electrical service drops and to establish temporary services. Safety equipment shall be plugged into the utility pole.
S35. Site utility notes.
S34. Site & utility notes. For civil engineer's specifications. If
S33. The owner and architect shall determine which trees are to be transplanted or maintained during construction. All trees designated
S32. The construction area and access to the construction area shall be as small as reasonable to facilitate construction.
S31. The drive approach shall be constructed as per APWA 225.
S30. The front yard and the park strip shall be landscaped per City.
S29.alliing and compaction of granular materials shall be at least 95%.
S28. All stone fill shall be of a size and quality suitable for fill and shall be compacted to a minimum of 95% of ASTM D692.
S27. Backfilling material shall be free of debris, organic material and silt.
S26. Shall be a minimum four inches of compacted granular fill. Base fill for concrete slabs and walk to be graded sand,
S25. Mud tracked on to the street must be cleaned prior to the end of the workday.
S24. Prior to any work in the public way, a licensed, bonded, and insured contractor must first obtain a public way permit.
S23. All work in the public way shall conform to APWA 2012 standard plans and specifications.
S22. Providing necessary cautions to prevent soil erosion.
S21. The owner and architect shall review the City landscape plan and exact location. All trees designated
S20. Compact under-slab areas to minimum 95% density, backfill areas not under slabs or foundations to minimum 90% ASTM D-689. Prior to backfilling, walls shall be laterally braced by the floor framing at the top and the basement slab at the base. All temporary services shall be done separately. Wall bracing should be removed prior to backfilling. Backfilling material shall be a minimum of 4\(\frac{1}{2}\) inches of compacted granular fill. Base fill for concrete slabs and walk to be graded sand, damp-proofing shall be carefully applied according to manufacturer's directions to form a watertight barrier. Care shall be taken during backfilling and other activities.
S19. The grade shall fall min. 6" in the first 10 feet. Where proximity to lot lines prohibits this, drains or swales shall be used.
S18. Direct roof water runoff and surface runoff away from foundation walls. The grade shall fall min. 6" in the first 10 feet. Where proximity to lot lines prohibits this, drains or swales shall be used.
S17. Trees planted during construction shall be protected by a tree protection fence. All trees designated
S16. Surface water shall drain away from house at all points. Direct the drainage water to the street or to an approved temporary service.
S15. Surface drainage shall be diverted to storm sewers or drywells, not onto neighboring properties.
S14. Compact under-slab areas to minimum 95% density, backfill areas not under slabs or foundations to minimum 90% ASTM D-689. Prior to backfilling, walls shall be laterally braced by the floor framing at the top and the basement slab at the base. All temporary services shall be done separately. Wall bracing should be removed prior to backfilling. Backfilling material shall be a minimum of 4\(\frac{1}{2}\) inches of compacted granular fill. Base fill for concrete slabs and walk to be graded sand, damp-proofing shall be carefully applied according to manufacturer's directions to form a watertight barrier. Care shall be taken during backfilling and other activities.
S13. Topsoil and large boulders shall be stockpiled for future use by the owner.
S12. In order to protect overhead utilities, a minimum 4\(\frac{1}{2}\) inches of compacted granular fill shall be placed at any excavation. If the excavation is deeper than 4\(\frac{1}{2}\) inches, the excavation work shall be done in shallow lifts not exceeding 4\(\frac{1}{2}\) inches in depth. The top 4\(\frac{1}{2}\) inches of compacted granular fill shall consist of the following items: damp-proofing shall be carefully applied according to manufacturer's directions to form a watertight barrier. Care shall be taken during backfilling and other activities.
S11. The construction area and access to the construction area shall be as small as reasonable to facilitate construction.
S10. Comply with IRC chapter 4 for excavations, fills, cuts and grading. For cut slopes and grade fill steeper than 2:1, refer to Appendix A of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix B of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix C of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix D of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix E of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix F of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix G of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix H of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix I of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix J of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix K of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix L of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix M of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix N of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix O of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix P of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix Q of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix R of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix S of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix T of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix U of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix V of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix W of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix X of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix Y of the IRC. For fill slopes and grade fill steeper than 2:1, refer to Appendix Z of the IRC.
S9. Surface drainage shall be diverted to storm sewers or drywells, not onto neighboring properties.
S8. Provide necessary cautions to prevent soil erosion.
S7. Compact under-slab areas to minimum 95% density, backfill areas not under slabs or foundations to minimum 90% ASTM D-689. Prior to backfilling, walls shall be laterally braced by the floor framing at the top and the basement slab at the base. All temporary services shall be done separately. Wall bracing should be removed prior to backfilling. Backfilling material shall be a minimum of 4\(\frac{1}{2}\) inches of compacted granular fill. Base fill for concrete slabs and walk to be graded sand, damp-proofing shall be carefully applied according to manufacturer's directions to form a watertight barrier. Care shall be taken during backfilling and other activities.
S6. Surface water shall drain away from house at all points. Direct the drainage water to the street or to an approved temporary service.
S5. Surface water shall drain away from house at all points. Direct the drainage water to the street or to an approved temporary service.
S4. Site utility notes. For civil engineer's specifications. If
February 5, 2020

Salt Lake City Planning Office
451 South State St.
Room 215

To Whom It May Concern,

The owner of 567 Hollywood Ave. (Francis Harnden) plans to build a new single family dwelling with attached accessory dwelling unit (in basement), which requires Conditional Use application. The parcel is in a R-1-5000 zone. There is a UTA bus stop on 500 East that is less than 700' away from the property.

Adjacent land uses are all zoned single family residential.

Sincerely,

Tom Candee, Licensed Architect
ATTACHMENT D: SITE VISIT PHOTOGRAPHS

*Please note that these photos depict the current home on the property. This home is proposed to be demolished and replaced with a new two-story home. The existing detached garage will remain.

**Top:**
Street View of the Subject Property

**Middle:**
Hollywood Avenue Looking West

**Bottom:**
Hollywood Avenue Looking East
Top:
Street View of the Driveway Entrance

Middle:
View of the Rear Yard Along the East Property Line of the Subject Property

Bottom:
View of the Rear Yard Along the West Property Line of the Subject Property
Top: View of the Rear Yard from the Northeast Corner of the Subject Property

Middle: View from Driveway Looking Out to Hollywood Avenue

Bottom: View of the Rear Yard Area Adjacent to the Existing Detached Garage to Remain.
## 21A.40.200: Accessory Dwelling Units

<table>
<thead>
<tr>
<th>Standard</th>
<th>Proposed</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>Principal dwelling will be approximately 3,486 SF.</td>
<td>Complies</td>
</tr>
<tr>
<td>No accessory dwelling unit shall occupy more than fifty percent (50%) of the gross square footage of the single-family dwelling. The square footage of an attached garage shall not be included in the gross square footage unless the accessory dwelling unit is located in a basement that includes habitable space below the garage.</td>
<td>Fifty percent (50%) of principal dwelling equals approximately 1,743 SF.</td>
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<tr>
<td>Proposed ADU is approximately <strong>803 SF</strong>.</td>
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<tr>
<td><strong>Maximum Coverage</strong></td>
<td>Lot size is approximately 4,687 SF.</td>
<td>Complies</td>
</tr>
<tr>
<td>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</td>
<td>Forty percent (40%) of the lot is approximately 1,874 SF.</td>
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</tr>
<tr>
<td>Primary Dwelling: 1,163 SF Detached Garage: 570 SF Total Coverage: 1,733 SF</td>
<td>The surface coverage of all principal and accessory buildings is approximately 37% of the lot.</td>
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<tr>
<td><strong>Entrance Locations</strong></td>
<td>The entrance for the proposed ADU is oriented towards the side [west] property line. The entrance is approximately 9’ from the side property line and is considered a side entrance.</td>
<td>Complies</td>
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<tr>
<td>Entrances to an accessory dwelling unit that are located within a single family dwelling shall only be permitted in the following locations:</td>
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<tr>
<td>1. An existing entrance to the single family dwelling;</td>
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<tr>
<td>2. When located on a building facade that faces a corner side yard, the entrance shall be set back a minimum of twenty feet (20’) from the front building facade;</td>
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<tr>
<td>3. Exterior stairs leading to an entrance above the first level of the principal structure shall only be located on the rear elevation of the building;</td>
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<tr>
<td>4. Side entrances to an accessory dwelling unit are not considered a principal entry to the building and are exempt from subsection 21A.24.010H, &quot;Side Entry Buildings&quot;, of this title;</td>
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</tr>
</tbody>
</table>
5. Located on the rear facade of the dwelling;
6. Located in a side yard provided the side yard is at least eight feet (8’) in width. Stairs leading to an ADU in the basement are permitted to encroach into the side yard.

<table>
<thead>
<tr>
<th>Parking</th>
<th>The principal dwelling has two (2) off-street parking spaces on the existing driveway along the side [east] property line.</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>An ADU shall require a minimum of one on-site parking space.</td>
<td>The ADU parking requirement may be waived as there is a legally located on-street parking available along Hubbard Avenue and the subject property is located within a ¼ mile of a transit stop.</td>
<td></td>
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<tr>
<td>The parking requirement may be waived if:</td>
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<tr>
<td>(1) Legally located on street parking is available along the street frontage of the subject property; or</td>
<td></td>
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<tr>
<td>(2) The subject property is located within one-quarter (¼) mile of transit stop.</td>
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</table>

**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 ADU will be located in the basement of the home and, unlike detached ADUs which are located within a separate structure on the property, this ADU will have no visual impact on this property or surrounding properties. The home and ADU were designed for cohesiveness between the home and ADU in order to present a structure that appears visually to be a single-family home. The proposed ADU meets all the requirements in terms of size, entrance location and parking.

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 in the Liberty Wells neighborhoods within the Liberty neighborhood planning area as established by the Central Community Master Plan. 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. 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 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:*

<table>
<thead>
<tr>
<th>Standards</th>
<th>Finding</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. This title specifically authorizes the use where it is located;</strong></td>
<td>Complies</td>
<td>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.</td>
</tr>
<tr>
<td><strong>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;</strong></td>
<td>Complies</td>
<td>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.</td>
</tr>
<tr>
<td><strong>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;</strong></td>
<td>Complies</td>
<td>Uses surrounding the subject property are generally single-family residential properties. The proposed ADU will be located within the principle structure and would not be located closer to the residential structures on adjacent lots than what is permitted by the zoning ordinance for principal residential</td>
</tr>
</tbody>
</table>
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;  

Complies  

The proposed ADU is located within the basement of the principal structure and would be compatible with surrounding structures. Location of the proposed ADU in the basement would lessen the impact on 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 main house on the subject property will have a driveway located off Hollywood Avenue. 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 Hollywood Avenue. The proposed ADU is also located within ¼ mile of the transit stop located at 1979 S 500 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 a path from the sidewalk to the proposed ADU.

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  

One (1) parking space would be legally located on street parking along Hollywood Avenue for the proposed ADU. Additionally, Utah Transit Authority bus stop #205 (1979 S 500 E) is approximately .11 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 ¼ 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 proposed ADU will be located in the basement of the principal structure and would not require screening above what is required by zoning ordinance for the principal structure. The property currently has a solid wood fence along the property lines, which will remain providing screening from the adjacent properties. |

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 Liberty Wells Community Council did not request that this item be heard at a council meeting.

Public Notice:
- Early notice of application mailed on February 24, 2020
- Public hearing notice mailed on May 15, 2020
- Public hearing sign posted on the property on May 15, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on May 15, 2020

Public Comments:
No comments were provided from the Liberty Wells Community Council. As of the publication of this Staff Report, Staff has not received any comments.

Any public comments received up to the public hearing meeting will be forwarded to the Planning Commission and included in the public record.
**ATTACHMENT H: DEPARTMENT REVIEW COMMENTS**

**Fire** (Doug Bateman at douglas.bateman@slcgov.com)
Provide location and distances for fire hydrants. Fire hydrants shall be within 600-feet of all exterior first story portions of buildings on the property.

**Engineering** (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)
No comments.

**Transportation** (Michael Barry at michael.barry@slcgov.com or 801-535-7147)
The additional parking space for the ADU can be waived if within one quarter mile of a transit stop. It appears this has been satisfied.

**Public Utilities** (Jason Draper at jason.draper@slcgov.com or 801-483-6751)
No comment provided.

**Building** (Tim Burke at timothy.burke@slcgov.com or 801-535-7746)

Conditional Use Permit (CUP) Comment March 6, 2020

PLNPCM2020-00104 - Harnden ADU

Building Code Comments by Tim Burke

1. A complete design will need to be submitted for formal review.

2. Digital upload is required for formal review. See our website. Refer to Project Dox.

3. The design submitted for formal review must be complete with structural, mechanical, electrical and plumbing (aka M, E, P). No other reviews will be done. All permits must be issued simultaneously.

4. All M, E, P systems for the ADU must be independent from the main dwelling. This also means that all metering and all shut-off valves shall also be independent from the main dwelling.

5. Drawings must bear the architect’s seal, signed and dated and cannot state “Not for Construction”.

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

No comment provided.