



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: 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.



Current home on the subject



Proposed home on the subject

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

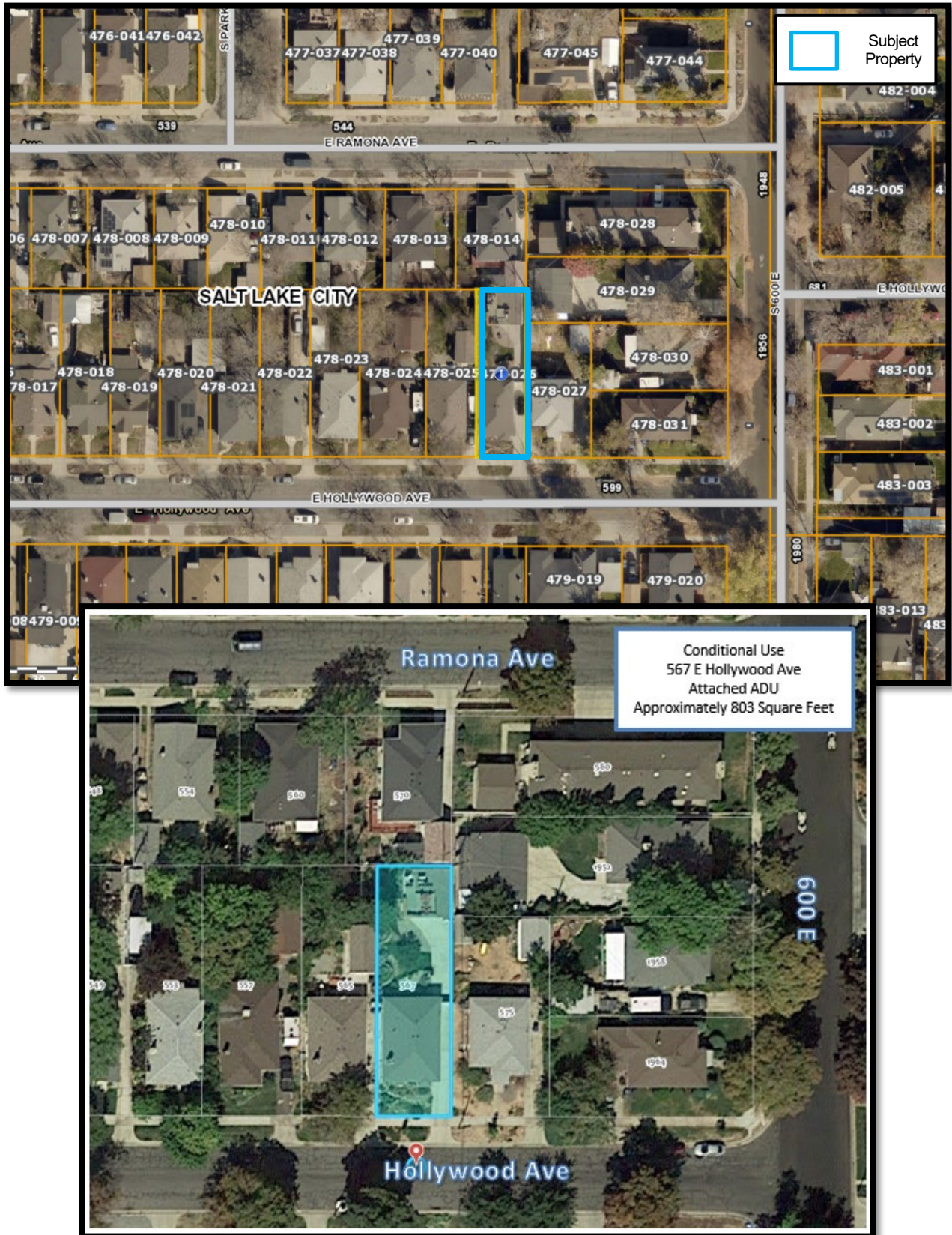
If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon all conditions 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



ATTACHMENT B: PLANS

HARNDEN RESIDENCE

567 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105

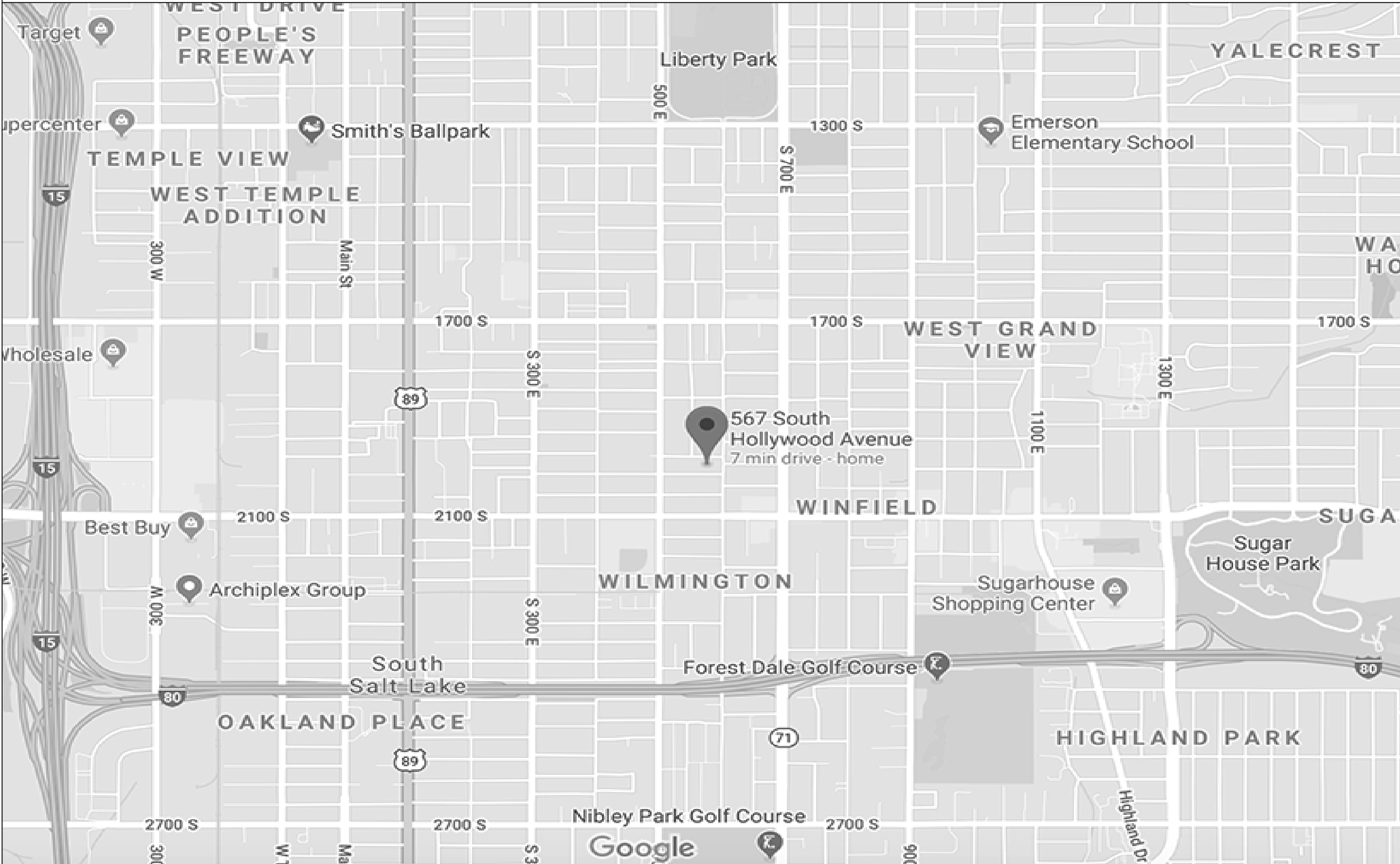
PROJECT TEAM

OWNER:	NAME ADDRESS PHONE EMAIL
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com
STRUCTURAL ENGINEER:	COMPANY NAME ENGINEER NAME, TITLE 801-???-???? ???@????.com

PROJECT RENDERING



VICINITY PLAN



SHEET INDEX

PREFIX	ID	Name
	A0.1	COVER SHEET
	A0.3	SITE PLAN
	A1.1	FLOOR PLANS
	A2.1	NEW ELEVATIONS
	A3.1	BUILDING SECTION
	A3.2	BUILDING SECTION

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								
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 compass.eng@hotmail.com								
PROJECT AREAS:	<table><tr><td>LOT AREA</td><td>SQ. FT. 4,687</td></tr><tr><td>TOTAL NEW BUILT (N) LOT COVERAGE</td><td>1,733 37%</td></tr><tr><td>(E) HOUSE FOOTPRINT NEW HOUSE FOOTPRINT (E) GARAGE FOOTPRINT</td><td>971 1,163 570</td></tr><tr><td>NEW HOUSE TOTAL SQ FT NEW ADU TOTAL SQ FT</td><td>3,486 803</td></tr></table>	LOT AREA	SQ. FT. 4,687	TOTAL NEW BUILT (N) LOT COVERAGE	1,733 37%	(E) HOUSE FOOTPRINT NEW HOUSE FOOTPRINT (E) GARAGE FOOTPRINT	971 1,163 570	NEW HOUSE TOTAL SQ FT NEW ADU TOTAL SQ FT	3,486 803
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NEW HOUSE TOTAL SQ FT NEW ADU TOTAL SQ FT	3,486 803								

BUILDING THERMAL ENVELOPE	
COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS & DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS
BUILDING ENVELOPE REQUIREMENTS - CLIMATE ZONE 5	
WINDOW U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
WINDOW SHGC	NOT REQUIRED
ROOF R-VALUE	R-49
WOOD FRAME WALL R-VALUE	R-20 OR R13 CAVITY + 5 CONTINUOUS
CRAWLSPACE WALL R-VALUE	R-15 CONTINUOUS OR R-19 CAVITY
FLOOR R-VALUE	R-30
SLAB	R-10, 2' DEEP
MASS WALL	R-13 OR R-17 WHEN MORE THAN HALF THE INSULATION IS ON THE INT. OF THE WALL
BASEMENT WALL	R-15 CONTINUOUS OR R-19 CAVITY
SOURCE: IRC TABLE N1102.1.2	
UTAH ENERGY CODE	
PROJECT MUST BE IN COMPLIANCE WITH ALL CRITERIA LISTED IN TABLE R402.4.1.1 - AIR BARRIER AND INSULATION INSTALLATION PROVIDED IN UTAH AMENDMENTS TO CHAPTER 4 OF THE 2012 IECC.	
AIR LEAKAGE	
PROJECT MUST BE IN COMPLIANCE WITH ALL CRITERIA LISTED IN IRC SECTION N1102.4 (IECC 402.4.1.1) & TABLE N1102.4.1.1, AS WELL AS ALL UTAH STATE CODE AMENDMENTS TO IRC & IECC.	
THE BUILDING SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR AT 50Pa (ACH50).	

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REVISIONS:

PROJECT NO:	
DATE:	2/5/20
DRAWN BY:	
SCALE:	AS NOTED IN DRAWING

COVER SHEET
A0.1

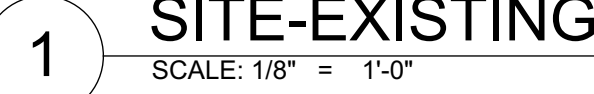


- S1. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED NATIVE SOIL, OR COMPACTED ENGINEERED FILL PER CIVIL ENGINEER'S SPECIFICATIONS, IF ORGANIC MATERIAL, SILT OR CLAY IS ENCOUNTERED DURING EXCAVATION, NOTIFY ARCHITECT.
- S2. THE OWNER AND ARCHITECT SHALL DETERMINE WHICH TREES ARE TO BE TRANSPLANTED OR MAINTAINED DURING CONSTRUCTION. ALL TREES DESIGNATED FOR REMOVAL SHALL BE MARKED FOR REVIEW BY THE OWNER OR ARCHITECT.
- S3. TOPSOIL AND LARGE BOULDERS SHALL BE STOCKPILED FOR FUTURE USE BY THE OWNER.
- S4. OBTAIN TOPSOIL FROM LOCAL SOURCES. NO TOPSOIL SHALL BE OBTAINED FROM BOGS OR MARSHES.
- S5. SURFACE WATER SHALL DRAIN AWAY FROM HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- S6. TREE STUMPS AND ALL DEAD FOLIAGE SHOULD BE FULLY REMOVED FROM AROUND AND UNDER THE BUILDING SITE AND DISPOSED OF OFFSITE SO THAT THEY DO NOT ATTRACT TERMITES AND OTHER PESTS.
- 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 BOTTOM. TOP OR OTHER FORMS OF TEMPORARY SHORING WHERE APPLICABLE. FILL WHICH IS DIRECTLY UNDER CONCRETE SLABS ON GRADE SHALL BE A MINIMUM FOUR INCHES OF COMPACTED GRANULAR FILL. BASE FILL FOR CONCRETE SLABS AND WALK TO BE GRADED SAND, FREE OF ORGANIC MATTER. BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS WITH SUBSOIL GRADED FREE OF LUMPS LARGER THAN 2 INCH ROCKS LARGER THAN 4 INCHES. BACKFILL TO EDGE OF WALKS TO DRAIN WATER AWAY FROM BUILDING. LEAVE FINAL GRADED AREAS RAKED SMOOTH. BACKFILLING MATERIAL TO BE FREE OF DEBRIS, ORGANIC MATERIAL AND SILT. BACKFILL TO BE GOOD QUALITY WELL DRAINING SAND OR GRAVEL FOR A MINIMUM 1.5 FEET BACK FROM FACE OF WALL.
- S8. PROVIDE NECESSARY CAUTIONS TO PREVENT SOIL EROSION.
- S9. COMPLY WITH IRC CHAPTER 4 FOR EXCAVATIONS, FILLS, CUTS AND GRADING. FOR CUT SLOPES AND GRADE FILL STEEPER THAN 2:1, REFER TO STRUCTURAL NOTES/DETAILS.
- S10. BALANCE CUT AND FILL FOR SLABS ON GRADE AND DRIVEWAY TO REDUCE EXPORT FROM SITE.
- S11. THE CONSTRUCTION AREA AND ACCESS TO THE CONSTRUCTION AREA SHALL BE AS SMALL AS REASONABLE TO FACILITATE CONSTRUCTION. PROVIDE A SIGN TO CLEARLY DEMARKED AND NOTED OFF TO PREVENT ANY DESTRUCTION OF NATURAL TERRAIN OUTSIDE OF CONSTRUCTION AREA BY CONSTRUCTION VEHICLES.
- S12. THE OWNER AND ARCHITECT SHALL APPROVE THE SITE LAYOUT PRIOR TO DIGGING THE FOOTINGS.
- S13. 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.

← ARROW INDICATES DIRECTION OF SURFACE DRAINAGE


LINETYPE LEGEND

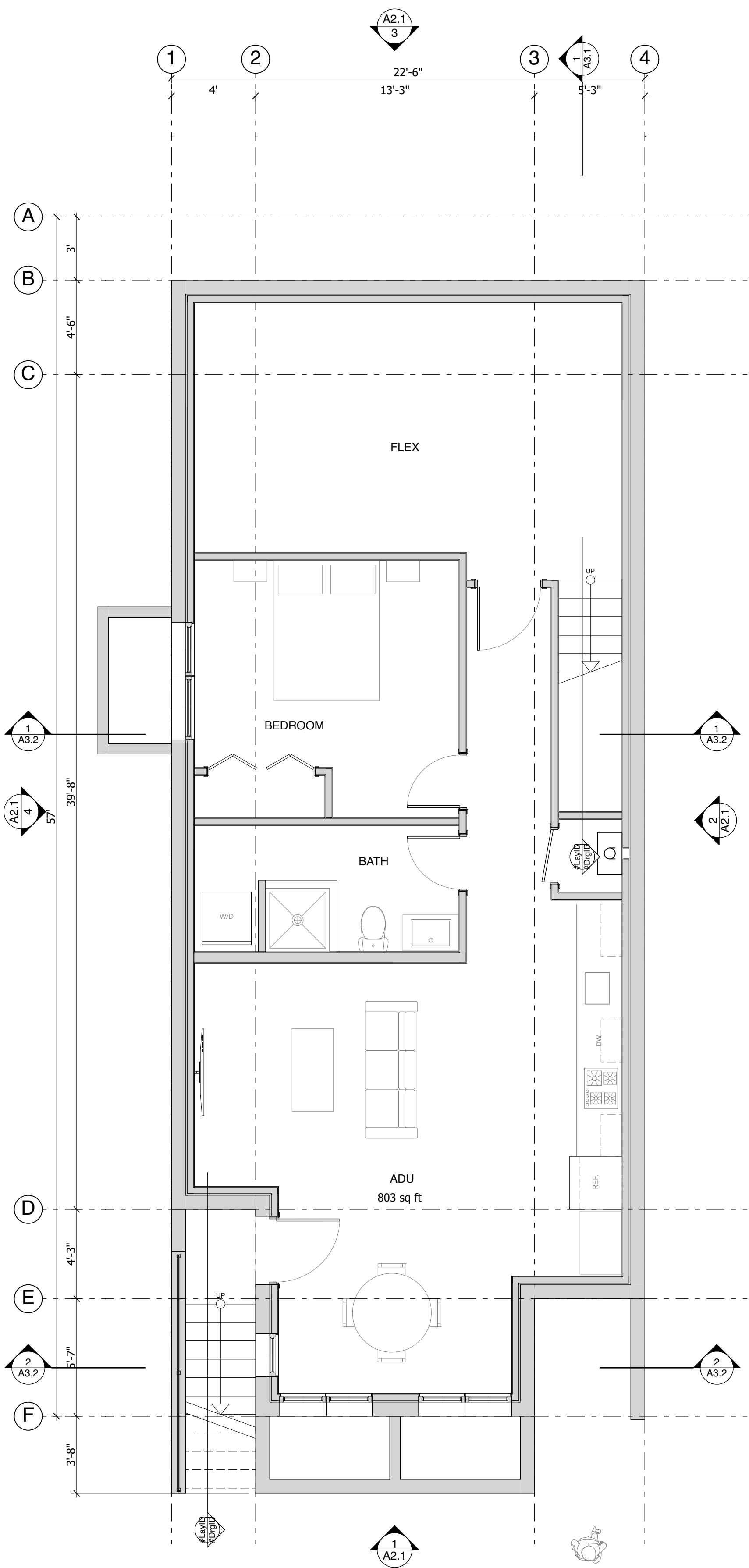
	PROPERTY LINE
	BUILDING SETBACK LINE
	CONTOUR EXISTING
	CONTOUR NEW
	GAS
	WATER
	SEWER
	POWER
	ROOF LINE
	JOIST CENTERLINE
	BEAM/HEADER CENTERLINE
	HIDDEN LINE
	4" PERF PIPE IN GRAVEL BED
	FENCE
	TREE PROTECTION FENCE



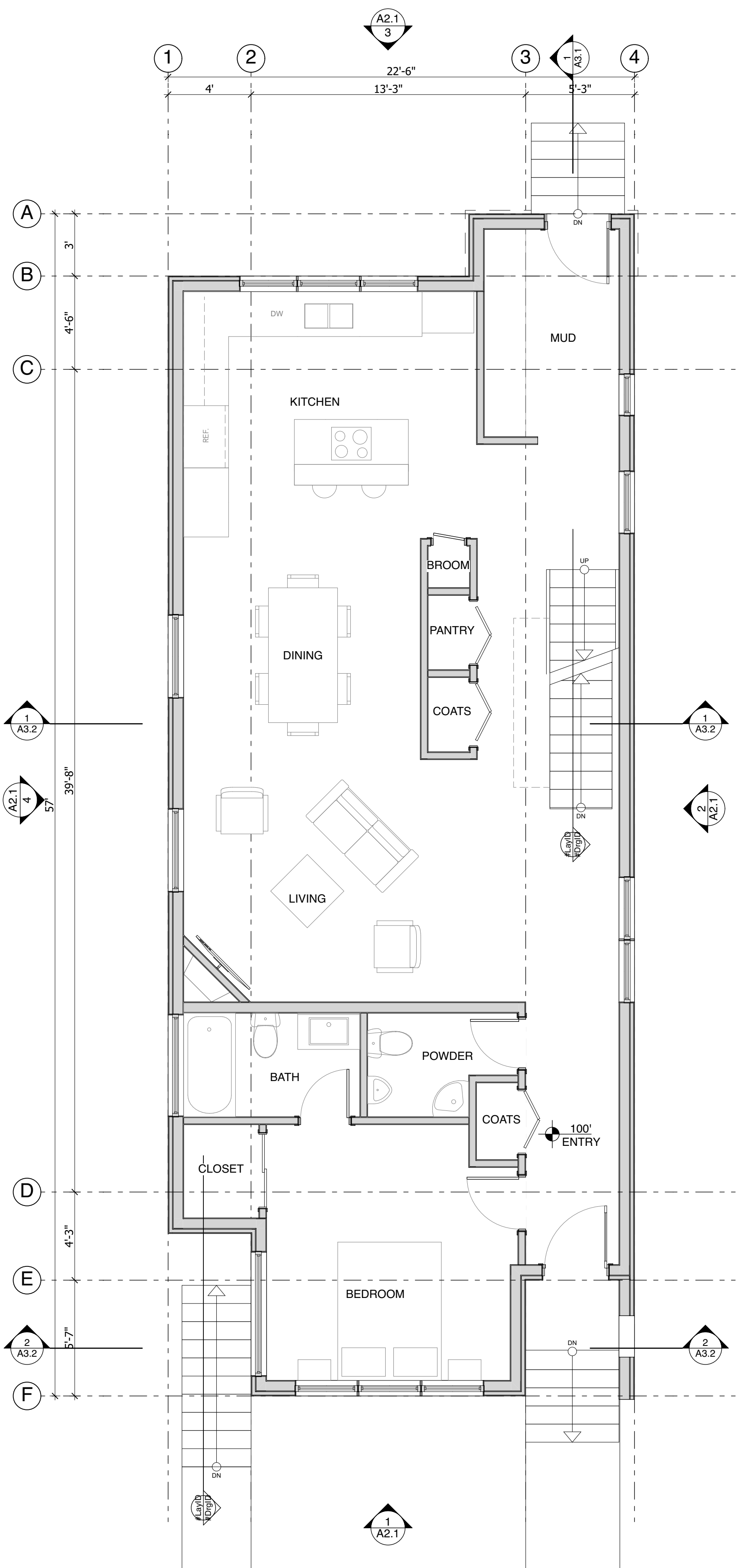
SHEET 4 OF 24

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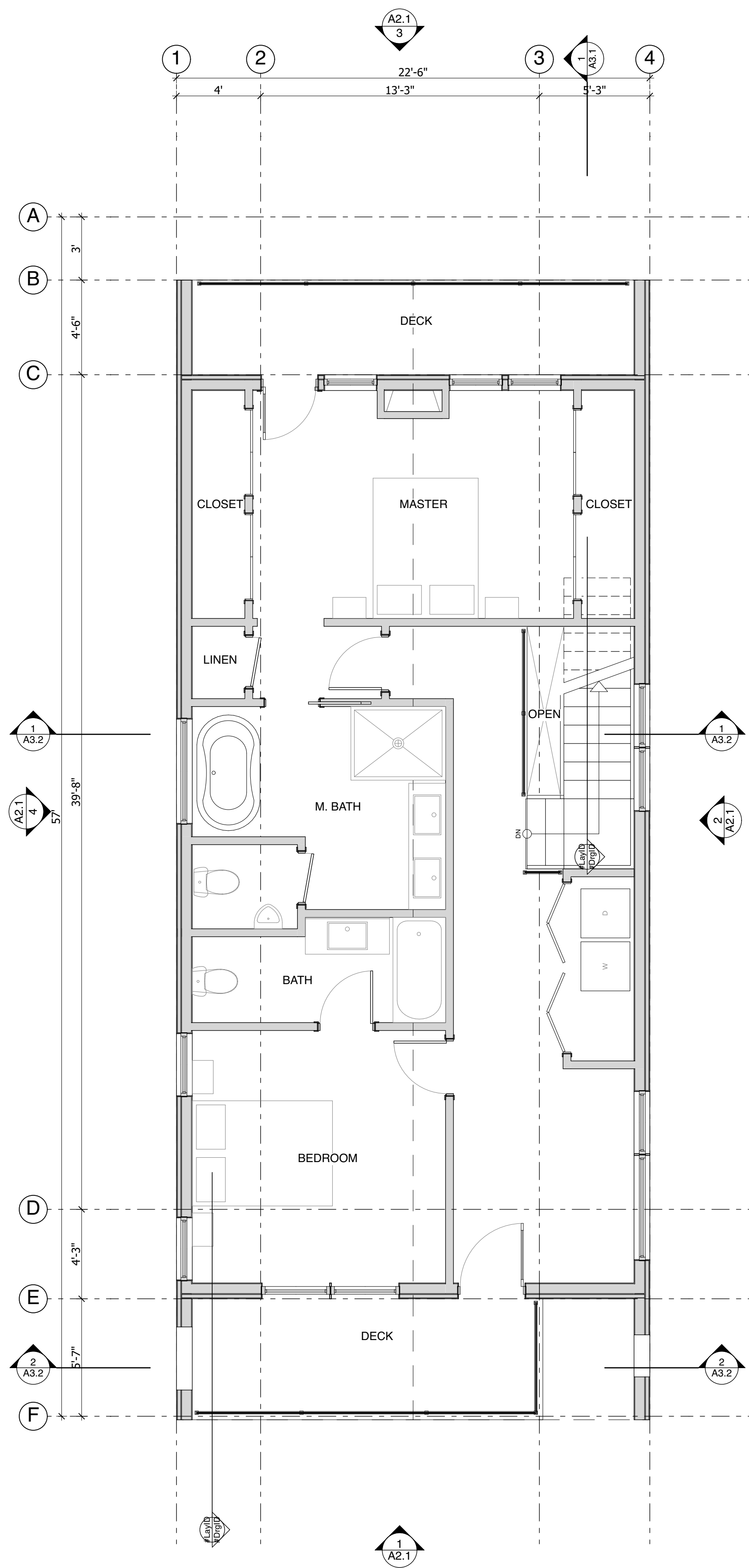




3 BASEMENT NEW
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR NEW
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR NEW
SCALE: 1/4" = 1'-0"

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NO.	DESCRIPTION

PROJECT NO:

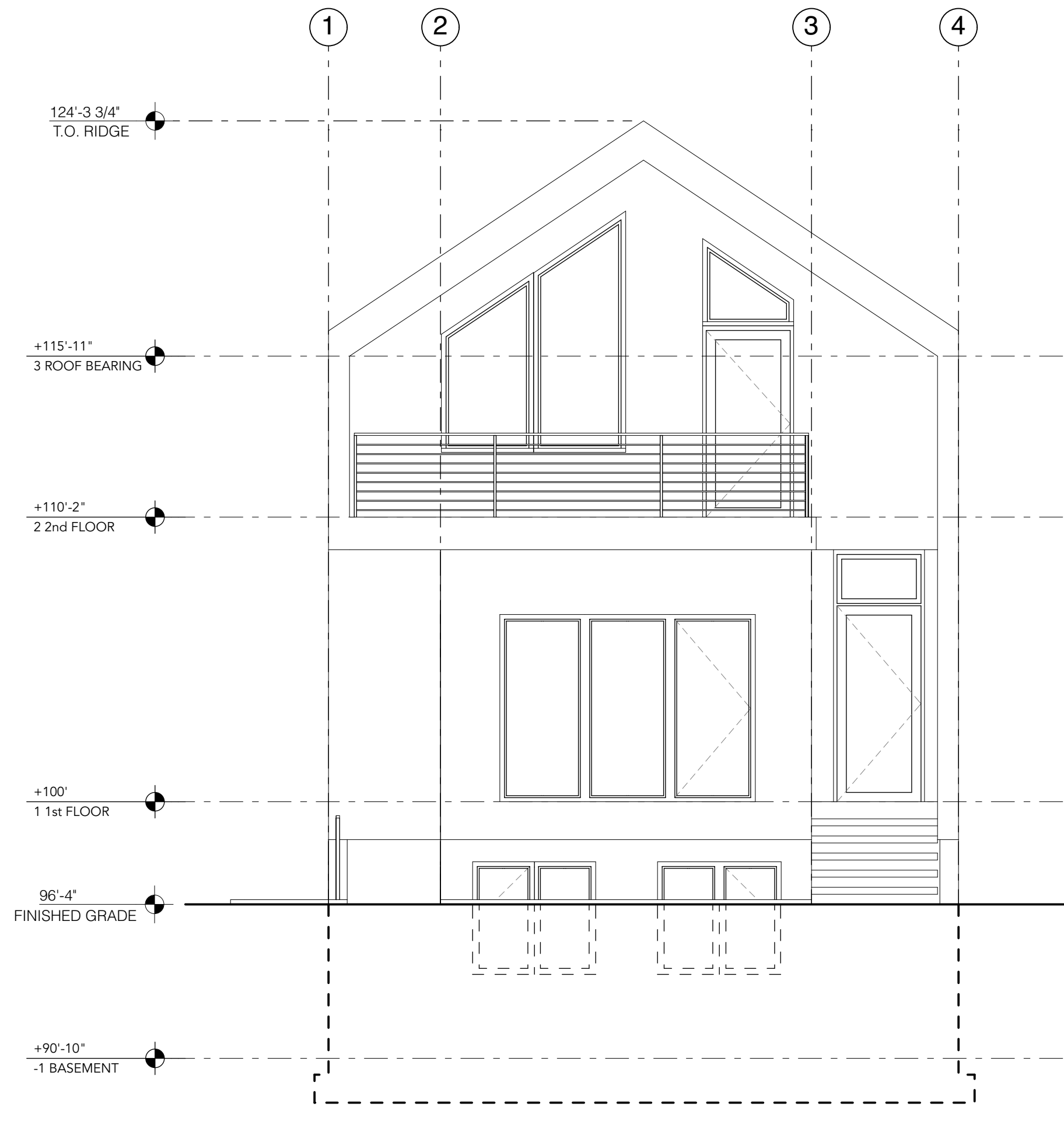
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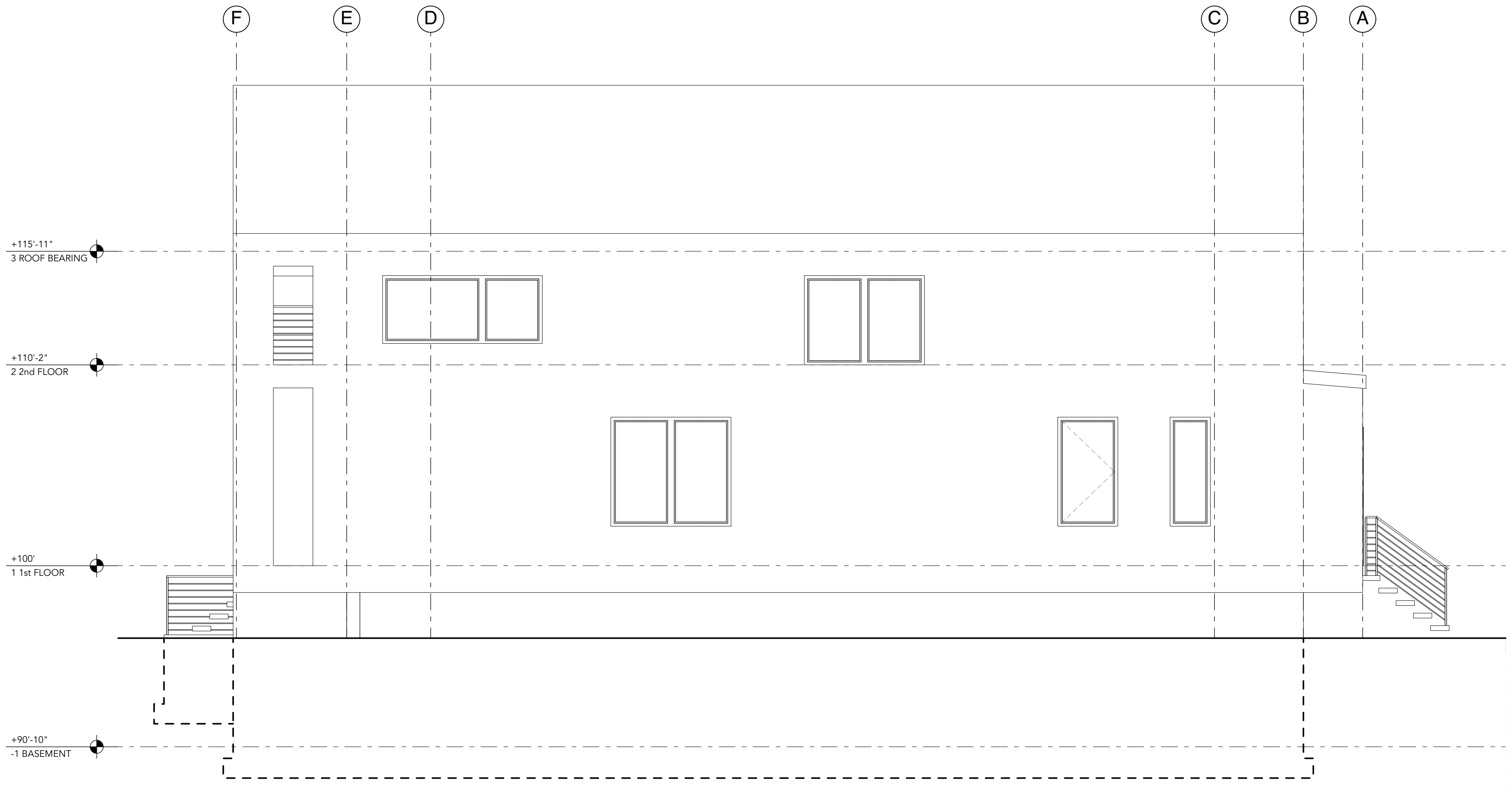
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FLOOR PLANS
A1.1

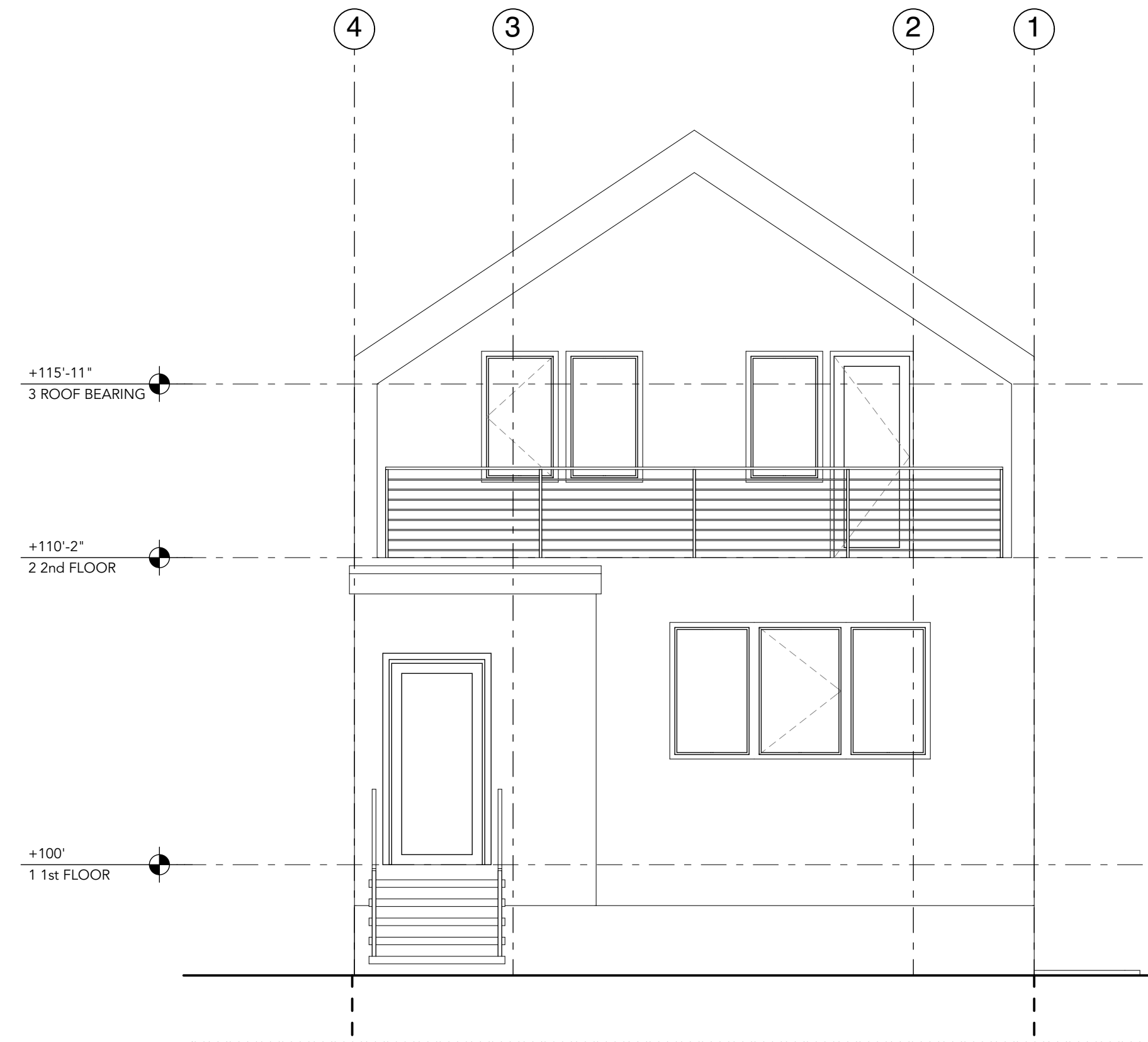
SHEET 6 OF 24



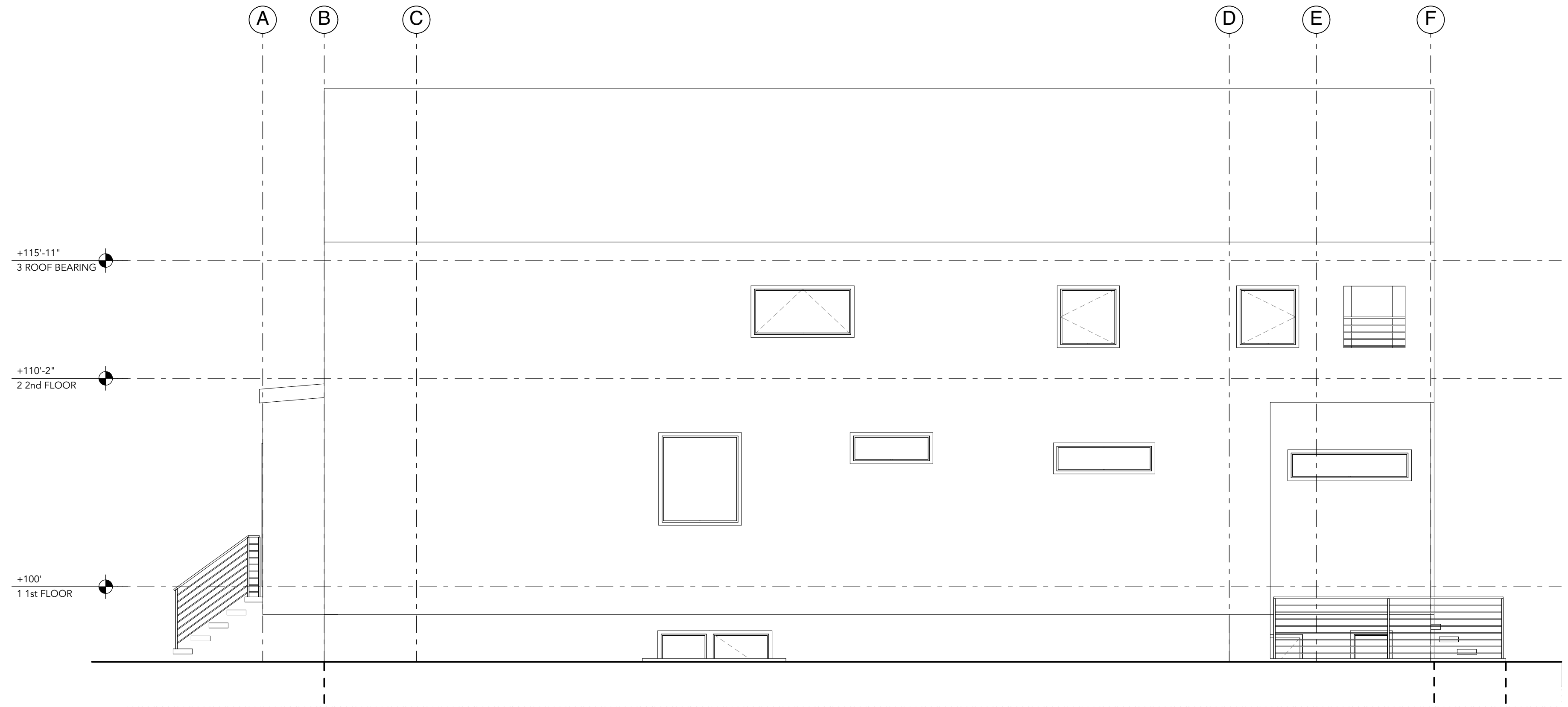
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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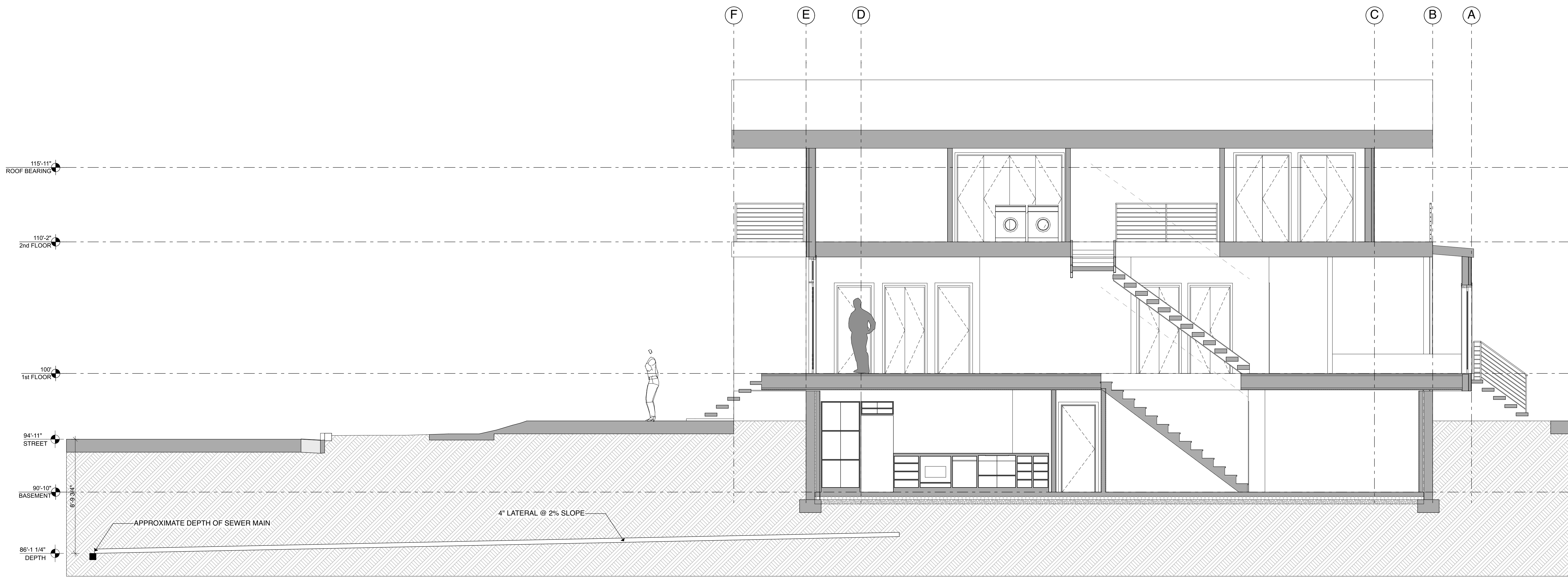
DATE: 2/5/20

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SCALE: AS NOTED IN DRAWING

NEW
ELEVATIONS
A2.1

SHEET 7 OF 24



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

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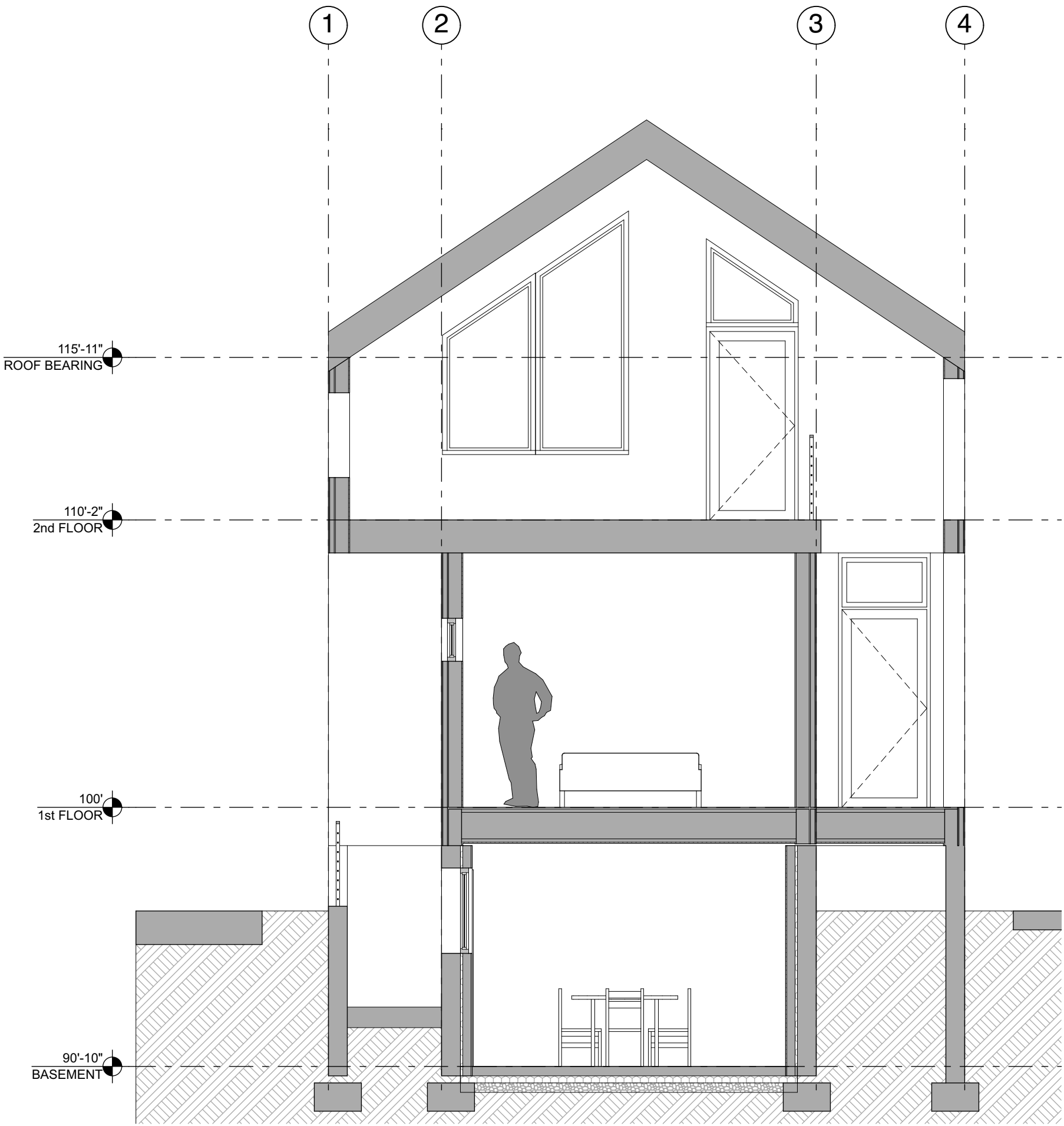
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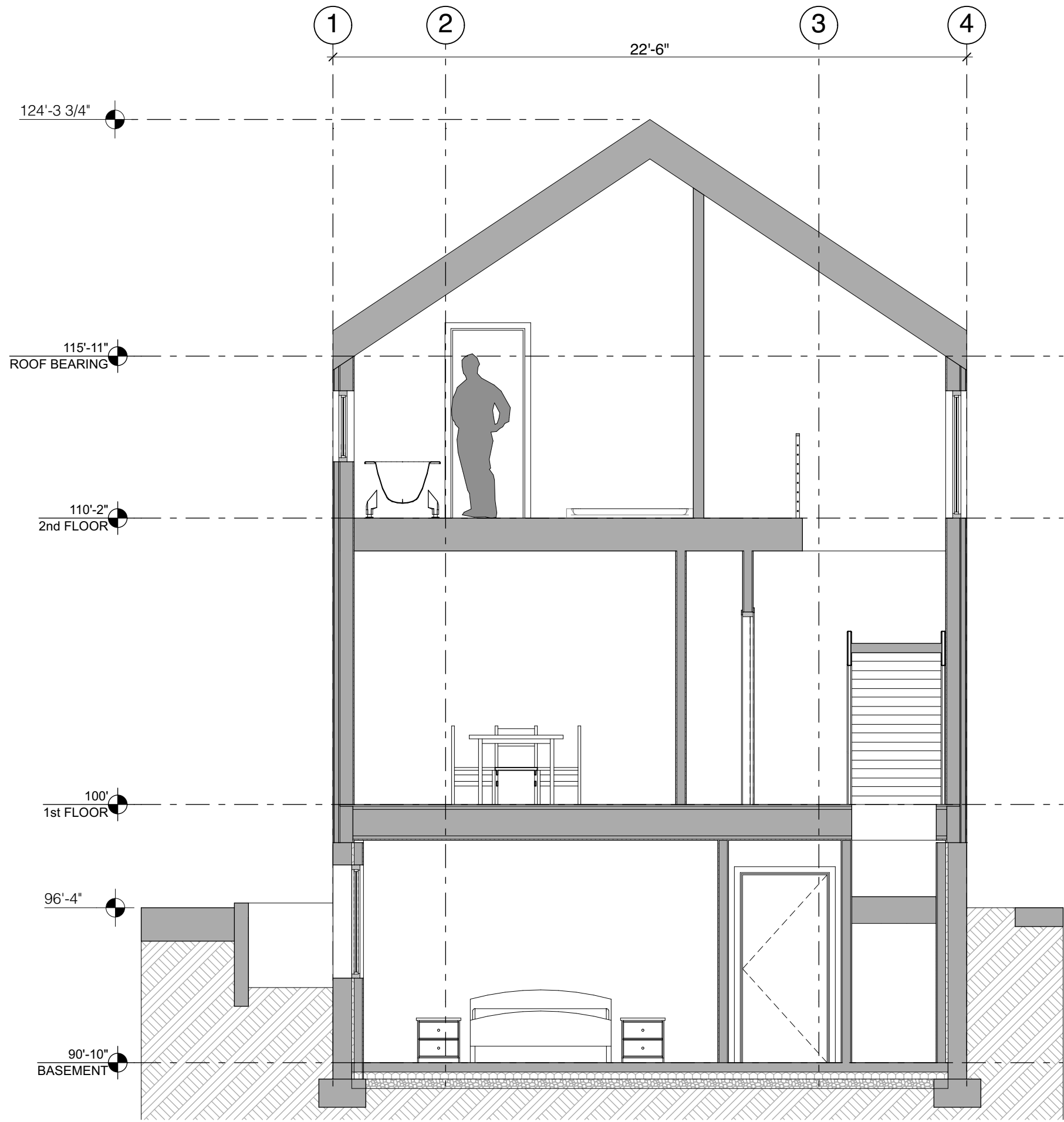
BUILDING
SECTION
A3.1

SHEET 8 OF 24



2 EW BUILDING SECTION

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



1 EW BUILDING SECTION

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

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PROJECT NO:

DATE: 2/5/20

DRAWN BY:

SCALE: AS NOTED IN DRAWING

**BUILDING
SECTION
A3.2**

SHEET 9 OF 24

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION



**357 SOUTH 200 EAST #211
SALT LAKE CITY, UT 84111
WWW.BRACHDESIGN.COM**

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.

ATTACHMENT E: ANALYSIS OF STANDARDS - ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
Size <i>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.</i>	Principal dwelling will be approximately 3,486 SF. Fifty percent (50%) of principal dwelling equals approximately 1,743 SF. Proposed ADU is approximately 803 SF .	Complies
Maximum Coverage <i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</i>	Lot size is approximately 4,687 SF. Forty percent (40%) of the lot is approximately 1,874 SF. Primary Dwelling: 1,163 SF Detached Garage: 570 SF Total Coverage: 1,733 SF The surface coverage of all principal and accessory buildings is approximately 37% of the lot.	Complies
Entrance Locations <i>Entrances to an accessory dwelling unit that are located within a single family dwelling shall only be permitted in the following locations:</i> <ol style="list-style-type: none"> <i>1. An existing entrance to the single family dwelling;</i> <i>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;</i> <i>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;</i> <i>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, "Side Entry Buildings", of this title;</i> 	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.	Complies

<p>5. Located on the rear facade of the dwelling;</p> <p>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.</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 has two (2) off-street parking spaces on the existing driveway along the side [east] property line.</p> <p>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 1/4 mile of a transit stop.</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 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:

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 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

		structures. The proposal complies with the size requirements for an ADU, which can be up to 50% of the gross square footage of the principle structure.
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 1/4 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 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 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.