

Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

| To: | Salt Lake City Planning Commission |
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| 10. | Suit Lake City Flamming Commission |

From: Mayara Lima, Principal Planner (801) 535-7118 or <u>mayara.lima@slcgov.com</u>

Date: May 13, 2020

Re: PLNPCM2020-00107 – Stowell ADU

Conditional Use

PROPERTY ADDRESS: 613 S Emery PARCEL ID: 15-02-383-003 MASTER PLAN: Westside Master Plan ZONING DISTRICT: R-1/5000 Single-Family Residential

REQUEST: Andrea Palmer, representing the property owner, is requesting approval from the City to allow a detached Accessory Dwelling Unit (ADU) at 613 S Emery Street. The applicant is proposing a one-bedroom structure with a building footprint of approximately 432 square feet. The structure will be approximately 11 feet 8 inches in height and located in the rear of the lot.

RECOMMENDATION: Based on the information in the staff report, Planning Staff recommends that the Planning Commission approve the proposal with the following conditions:

- 1. Applicant shall comply with all other department/division requirements.
- 2. Applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.

ATTACHMENTS:

- A. <u>Vicinity and Zoning Map</u>
- B. <u>Site Photographs</u>
- C. <u>Application Materials</u>
- **D.** <u>ADU Zoning Standards</u>
- E. <u>Analysis of Standards</u>
- F. Public Process and Comments
- G. Department Review Comments

PROJECT DESCRIPTION: The proposed project is for the construction of a detached ADU to the rear of the house on the property located at approximately 613 S Emery Street. The ADU will be located behind the existing house on the property and will not be readily visible from the street. The structure will be adjacent to the alley that runs behind the property and close to the northeast corner of the lot.



Figure 1 – Proposed site plan

The proposed ADU will have a building footprint of approximately 432 square feet and contain one bedroom, one bathroom and a combined kitchen and living room. The structure will be one-story high with a flat roof. The facades will be cladded with vertical and horizontal wood siding and two facades of the structure oriented to the interior of the lot will have openings. The main entrance to the ADU will face the south property line.



Figure 2 – Proposed elevations

The existing single-family home on the property is required to have 2 off-street parking stalls, whereas the ADU is required one stall. The applicant is proposing on-street parking. Per the zoning standards, parking for the ADU may be waived when on-street parking is available directly in front of the subject property.

KEY CONSIDERATIONS:

Consideration 1: Current use of the primary home on the property

Comments received from the neighbors show concern with the current use of the primary home on the property. The dwelling on the property is permitted as a single-family dwelling only. Therefore, occupants of the property shall comply with the definition of family found in the Zoning Ordinance,

FAMILY: A. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or

B. A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or

C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, residential support dwelling, a lodge or a fraternity/sorority house.

The public comments received indicate that the property is currently being occupied by 4 or 5 unrelated individuals, which is a violation of the above definition. However, there are no records of zoning enforcement on the property related to the matter and staff found no evidence of the violation when visiting the site. While staff cannot state that there are no violations occurring on the property, the claim is unsubstantiated at this point and should not serve as a base of decision for this request.

Furthermore, an ADU is only permitted *when an owner occupant lives on the property within either the principal or accessory dwelling unit*. The recordation of this condition will be done through a Deed Restriction after the conditional use is granted. Any use of the property that violates the zoning regulations, including the deed restriction, should be reported to city's Civil Enforcement division for investigation. If a violation is found, that division will take action to have the issue resolved or to initiate fines. Any conditional use granted to the property may be suspended or revoked if:

- 1. A change in the conditional use approval made without authorization or an amendment; or
- 2. Noncompliance with the conditions prescribed upon approval of the conditional use or with representations by the applicant as to the nature of the conditional use to be conducted; or
- 3. Operation of the conditional use in a manner that creates a nuisance for neighboring persons or property.

Consideration 2: Parking

The existing single-family dwelling meets the minimum required off-street parking, which is two stalls. However, overutilization of on-street parking has been raised as an issue in the public comments received. The neighbors claim that the tenants of the property do not use their required off-street parking (garage and driveway) and instead park multiple cars on the street. They claim that the current situation creates congestion and competition for on-street parking and that the proposed ADU will intensify the problem as the applicant has proposed that the ADU utilize on-street parking.

When reviewing the proposal, the existing and proposed parking satisfy zoning requirements. While required off-street parking is intended to lessen traffic congestion, there is no zoning or traffic regulations on this area to limit on-street parking or enforce that the off-street stalls be used instead of on-street parking. Because parking on the street is public, it is an option and decision of any driver, property owner or not. In terms of the proposed ADU, the conditional use standards are specific to the new use. The new use complies with the provisions of the zoning ordinance, including parking as discussed in <u>Attachment D</u>.

DISCUSSION:

The key considerations discussed above and presented by the general public are beyond the scope of this land use decision. <u>Attachment D</u> and <u>Attachment E</u> shows that the proposed development, as presented, complies with the standards of review.

NEXT STEPS:

If the request is approved, the applicant will be required to obtain a building permit and certificate of occupancy for the new building. Plans may be submitted for building permit at any point, but the certificate of occupancy will only be issued once all the conditions of approval are met.

If the request is denied, the applicant would not be able to construct an ADU on the property.

Vicinity Zoning Map



Salt Lake City Planning Division, 5/5/2020

ATTACHMENT B: Site Photographs



Figure 3 – Front of the existing home on the property



Figure 4 – Front of the existing home on the property. The proposed ADU would be located on on the left of the photo, but it would not be readily visible from Emery St.



Figure 5 – Back of the property. The proposed ADU would be located on the right of the photo.



Figure 6 – Back of the property. The proposed ADU would be located on the right of the photo.

ADU Project Description - 613 S Emery St

Features

The MODAL 01 is a one-bedroom, one-bathroom, 432-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018).

- 9' tall ceilings
- Built-in furniture
 - Day bed
 - Custom wardrobe
 - Bed frame with integrated storage
- Fully equipped kitchen
 - o Dishwasher
 - Refrigerator and freezer
 - Garbage disposal
 - 4-burner electric stove
- Full-size bathroom
 - Washer & dryer
- Composite glass front door
 - o 8' tall by 9' wide
- Bedroom window
 - o 3' tall by 6' wide
- 2-head independently-zoned, ductless mini-split heating, and cooling units
- Efficient LED lighting
- Plug and play utility hookups

Specifications

- Weight: 19,000 lbs
- Dimensions (L/W/H): 32'/13'-6"/11'
- Foundation: Continuous, full perimeter thickened slab foundation

Materials

Exterior

- Building facade: tongue and groove western red cedar cladding, painted black and sealed.
- 2x6 wood frame construction
- Double plated top and bottom framing

- TPO roofing system with an internal drain
- R53 roofing/flooring insulation
- R24 wall insulation
- Double pane composite windows and doors

Interior

- 13 ply Baltic Birch cabinetry and wall finishes
- Quartz countertops
- Tiled shower surround
- 3Form custom kitchen backsplash
- Euro glass shower divider
- Forbo Marmoleum flooring

Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 613 S Emery St, currently a single-family home located in the R-1/5,000 zone.
- The property is 6,534 SQ.FT. or .15 acres that has an existing single-family dwelling with a footprint of 880 SQ.FT. and does not exceed more than 50% of the ADU size (432 SQ.FT.).
- Existing lot coverage is 17% and with the ADU, 23%. This will not exceed the 40% maximum building coverage allowed in the R-1/5,000 zone.
- Existing rear yard coverage is 13% and with the ADU, 19%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- The maximum height of the single-family dwelling is 17'-3" and will not exceed the height of the ADU, 11'.
- Setbacks are as follows: rear yard: (4'), front yard: (87'-8"), side yards: (4' North, 33'-2 ½ " South).
- The proposed ADU would be placed 37'-7' behind the primary dwelling and the closest primary dwelling on an adjacent property is 36'-4 1/2 ".
- The entrance for the proposed ADU is oriented towards the south property line and over the 10' requirement for an ADU facing a property line.
- The south elevation will have a 9' wide by 8' high glass sliding door and a 6' wide by 3' high window to the bedroom. The west elevation will have a 7' wide by 2' high clerestory

window to provide for additional light while providing privacy for the primary dwelling. The north and east elevations have no windows.

- On-site parking can be waived for the ADU occupant due to legal street parking space in front of the property.
- The proposed ADU will be 338'-2 ½" away from the nearest fire hydrant and 150' distance from the nearest fire department access road, measured from the furthest point of the unit.
- Sewer, power, and water service to the ADU will be connected to the existing primary dwelling's utility lines. A televised sewer lateral inspection was performed on the existing sewer line on September 27th, 2019. The city inspector found that the lateral looked good except for a few roots that need to be maintained and a crack in the wye. He recommended having a liner installed but not necessary at this time and replace the connection to the city main. Our plan is to replace the connection to the city main prior to placing the ADU.
- To install the unit, we will crane drop the unit in the rear yard.
- The proposed use of the ADU is a rental property. The property owner intends to comply with all applicable laws and ordinances.

DRAWING LIST

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- 001 S0 CERTIFIED SURVEY
- 002 G001 TITLE SHEET, SITE PLAN
- 003 G002 NOTES, ABBREVIATION, SYMBOLS, GENERAL NOTES
- 004 G003 ASSEMBLIES
- 005 A200 FLOOR PLAN, ROOF PLAN, FOUNDATION PLAN, INTERIOR ELEVATIONS
- 006 A201 FINISH PLAN, ELECTRICAL PLAN, SCHEDULES
- 007 A300 BUILDING ELEVATIONS & 3D VIEWS
- 008 A350 BUILDING SECTIONS
- 009 A400 BUILDING DETAILS
- 010 S0.0 GENERAL NOTES
- 011 S1.0 STRUCTURAL PLANS
- 012 S1.1 DETAILS



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(UFER) Concrete-Encased Grounding Electrode Detail

MECHANICAL AND ENERGY NOTES

- All recharcical work is to be subcontractor designed & parmitted. The final design halfs be based on the mechanical devining and specifications contained in this stat, and shall complet with all applicable codes. The additional rotes provided on mechanical dealways of provided. These distributions are added and additional to the Engineers and or fibro drawings are migrated to be proclased and submitted to the Engineers and or the distribution of there work, My discreptory between the Architectural dealways before installation and there work. My discreptory between the Architectural dealways and the consulting engineers of the distribution of the substational between the Architectural dealways and the consulting engineers of the substantianal between the Architectural dealways before installation of data this here an analyze parefil (a) an engineer. Sec. Constants the data this here an analyze parefil (a) an engineer. You allocations are data be noncommance with the 2019 BFC and cannot beat Constantion of an of all beatming and the substation beat and the constants and the beatming and the substational data with the Architectural data and the substation and the analyze and the analyze of the substation and the analyze and the analyze of the substational data and the substational data and the analyze of the Architectural data and and the constations are also be noncommance with the 2019 BFC and cannot beat and the constants and the beatming and the substational data and and the constants and the beat and the substational data and the analyze of the analyze of the substational data and the analyze of the substationand data and the analyze of the substational

- Amendments. Combustion air for all fuel-burning appliances to be a minimum rate of 1 SQ. Inch per 3000 BTU/Hour input. One opening must be in the top 12° of the room. 1° clearance around equipment at sides and rear of the appliance. Minimum 30° X 30° clearance in
- around equipment at sides and rear of the appliance. Minimum 30° X 30° clearance in front of appliance. Gas logs and gas appliances shall have a shut-off valve within 6 feet of the appliance. Fuel-burning appliances, including freplaces, are not permitted to be installed in sleeping rooms, bathrooms, or toilet rooms unless the appliances are direct vert appliance. - steppingtorist, tabinoom, or toleki nome unless the appliances are direct vert appliances.
 - Interpingtorist, tabinoom, or tabinoom or tabinoom shall be instability of appliances.
 - Interpingtorist, tabinoom or tabinoom or tabinoom shall be instability of applied instability of tabinoom or tabinoom shall be instability of applied instability of tabinoom or tabinoom shall be instability of applied instability of tabinoom or tabinoom shall be instability of a non-tabinoom or tabinoom shall be instability of tabinoom in not be tabinoom of tabinoom shall be instability of tabinoom in not be tabinoom of tabinoom shall be instability of tabinoom in not be tabinoom of tabinoom shall be instability of tabinoom in not be tabinoom of tabinoom of tabinoom shall be instability of tabinoom in not be tabinoom of tabinoom of tabinoom shall be instability of tabinoom in not be tabinoom of t

glazing in exterior doors is to be insulating double glazed u All exterior glazing is to be insulating double glazed units. See ResCheck for all Insulation "R" & "U" values.

All task type water closets to have a flow rate of not more than 1.6 gations per flush. All pluming work is to be subcontractor designed and permitted. The final design shall be based on the mechanical drawing and specifications contained in this set and shall comply with all applicable codes including but not limited to the codes referenced on <u>G001</u>.

GUU1. The plumbing work must adhere to all requirements of the construction documents and performance specifications. Additional notes are contained in the plumbing drawings if

performance specifications. Additional notes are contained in the plumbing drawing provided. It is the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural adrawing and other supplementary drawings shall be brought to the Architects attention in

PLUMBING NOTES

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Vacuum Breaker Detail

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- NOTES ABBREVIATIONS. SYMBOLS, GENERAL
- NOTES G002





LEGEND - FLOOR & ROOF TYPES

E BEN PREPARED AS AN NGTAURENT OF SERVEE FOR THS SUE PRUZET AND SMALL REPAIN THE SUE RROBERT OF RAUGE ARCHTECTURE AND DEBOR AND THER CANSULTANTS MITHOUT THE SQLE AND EXMOLTED, OR USE FOR ANY ONTER PREPARE OTHER THMS FOR PROJECT IS PROMERED. PROMERED, PROMERED AND OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION



1/2" GYP. BD., PAINTED. ATTACHMENT PER CODE

3-1/2" SOUND ATTENUATION BLANKETS @ ALL BATHROOM LOCATIONS

EXTERIOR VERTICAL WOOD SIDING, SEE EXTERIOR ELEVATIONS FOR FINISH SCHEDULE.

EXTERIOR VERTICAL WOOD SIDING, SEE EXTERIOR ELEVATIONS FOR FINISH SCHEDULE.

CONT. BUILDING WRAP

R-21 HIGH PERFORMACNE FACED FIBERGLASS BATT INSULATION BETWEEN STUDS

2X6 WD. STUDS @ 16" O.C.

ASSEMBLIES

DNFORM SET

ECT 20% WN BY K

CKED BY N/A





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FORM SET



INTERIOR FINISH SCHEDULE & LEGEND

| MARK | MATERIAL | MANUFACTURER | COLOR / MODEL # | |
|------------|-------------------------|--------------|--------------------------|----------------|
| FLOOR | | | | |
| F1 | LINOLEUM | FORBO | MARMOLEUM - CONCRETE | |
| F2 | TILE | TBD | TBD | |
| F3 | TILE - ACCENT | TBD | TBD | |
| F4 | EXTERIOR DECKING | TBD | TBD | |
| BASE | | | | |
| B1 | 3" COVED TILE | TBD | TBD | |
| B2 | 1/2" GYP. BD. REVEAL | TBD | TBD | |
| WALLS | | | | |
| W1 | GYP. BD PAINTED | TBD | TBD | |
| W2 | TILE | TBD | TBD | |
| W3 | TILE - ACCENT | TBD | TBD | |
| W4 | 3-FORM RESIN | 3-FORM | CUSTOM LIVEMODAL GRAPHIC | |
| W5 | 1/2" BIRCH PLYWOOD | TBD | CLEAR COAT | |
| CEILINGS/S | OFFITS | | | |
| C1 | GYPBOARD - PAINTED | TBD | TBD | |
| C1 | 1/2" BIRCH PLYWOOD | TBD | CLEAR COAT | |
| COUNTERS | | | | FLOOR FINISH |
| CT1 | QUARTZ | TBD | TBD | WALL FINISH, I |
| CT2 | NOT USED | N/A | N/A | |
| MILLWORK | | | | |
| M1 | BIRCH PLYWOOD - STAINED | TBD | CLEAR COAT | BASE FINISH |
| M2 | NOT USED | N/A | N/A | |

PLUMBING FIXTURE SCHEDULE

| LOCATION | TYPE | MANUFACTURER | MODEL # / COLOR |
|----------|--------------------------|--------------|-----------------|
| KITCHEN | SINK - FAUCET & CONTROLS | TBD | TBD |
| KITCHEN | SINK | TBD | TBD |
| BATHROOM | SINK | LUXART | TBD |
| BATHROOM | SINK - FAUCET & CONTROLS | TBD | TBD |
| BATHROOM | SHOWER HEAD AND CONTROLS | TBD | TBD |
| BATHROOM | WATER CLOSET | TRD | TRD |

ACCESSORY SCHEDULE

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| LOCATION | TYPE | MANUFACTURER | MODEL # / COLOR |
|----------|---------------------|--------------|-----------------|
| BATHROOM | TOWEL RACK | TBD | TBD |
| BATHROOM | TOILET PAPER HOLDER | TBD | TBD |
| BATHROOM | MIRROR | TBD | TBD |



LOCATION TYPE MANUFACTURER MODEL # / COLOR KITCHEN RECESSED L.E.D. UNDERCAB TBD TBD LIVING 4" RECESSED L.E.D. CAN VANITY LIGHT TBD 4" RECESSED L.E.D. CAN TBD BATHROOM 90 CFM BATHROOM FAN BROAN QTRE090C

EQUIPMENT SCHEDULE

| LOCATION | TYPE | MANUFACTURER | MODEL # / COLOR |
|--------------------|---------------------------|--------------|--|
| KITCHEN | DISHWASHER | BLOMBERG | STANDARD TUB, 5 CYCLES, ELECTRONIC, TOP CONTROL , FULLY INTEGRATED |
| KITCHEN | INDUCTION COOKTOP | BLOMBERG | 24" ELECTRIC COOKTOP, KNOB CONTROL, 4 ZONE COOKING - BLACK |
| KITCHEN | ELECTRIC RANGE | BLOMBERG | 24" SELF CLEAN CONVECTION WALL OVEN, STAINLESS STEEL |
| KITCHEN | REFRIGERATOR | BLOMBERG | 21.9" FULLY INTEGRATED REFRIGERATOR |
| KITCHEN | HOOD | SUMMIT | 5" X 24" X 18" DUCTLESS RANGE HOOD - BLACK |
| BATHROOM | WASHER - STACKED | BLOMBERG | 24" FRONT-LOAD WASHER |
| BATHROOM | DRYER - STACKED | BLOMBERG | 24" ELECTRIC DRYER |
| CLOSET | ELECTRIC ON DEMAND H20 | TBD | TBD |
| VARIES - SEE PLANS | MINI-SPLIT DUCTLESS UNITS | GREE | MULTI18HP230V1AO (STUDIO/1-BED), MULTI24HP230V1AO (2 BEDROOM) |

| GYP. BD. CEILING |
|---|
| 3" CEDAR, SEE EXTERIOR FINISH SCHEDULE |
| 1/2" BIRCH PLYWOOD, SEE INTERIOR FINISH SCHEDULE |
| 4" RECESSED LED DOWNLIGHT, MATT BLACK. WATER PROOFED WHERE INDICATED |
| UNDERCABINET L.E.D. LIGHT, ROUTED FLUSHED INTO CABINETRY |
| VANITY LIGHT |
| EXTERIOR CUSTOM LIGHT, SEE EXTERIOR ELEVATIONS |
| 50 CFM EXHAUST FAN |
| SWITCH, 2-WAY |
| SWITCH, 3-WAY |
| HARDWIRED COMBINATION SMOKE & CO SENSOR |
| 4-PLEX FLOOR OUTLET |
| DUPLEX WALL OUTLET |
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LEGEND - RCP

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| GYP. BD. CEILING |
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| 1/2" BIRCH PLYWOOD, SEE INTERIOR FINISH SCHEDULE |
| 4" RECESSED LED DOWNLIGHT, MATT BLACK. WATER PROOFED WHERE INDICATED |
| UNDERCARINET LE D. LICHT DOUTED ELUCHED INTO |

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DUPLEX WALL OUTLET - GROUND FAULT CIRCUIT INTERRUPTER FOURPLEX OUTLET & DATA FOR T.V.

DUPLEX WALL OUTLET - GROUND FAULT CIRCUIT INTERRUPTER, WEATHER PROTECTED t arci

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FINISH PLAN, ELECTRICAL PLAN. SCHEDULES

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GENERAL NOTES - RCP



OVERALL - WEST

(01) 1/4" = 1'-0"

Northeast Perspective

Northwest Perspective

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GENERAL NOTES - ELEVATIONS

- MUREN SHOWN IN ELEVATION OR SECTON, ALL DIMENSIONS ARE TO TOP OF ATTE: TOP OF CONCRETE OR TOP OF CEMENT-BASED INDOREN YMENT, LIVO OF CONCRETE OR TOP OF CEMENT-BASED LO NOT SCLUE PRAVINGS, WITTEN DIMENSIONS GOVERN.
 3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITET.
- RANGE 6590963-0301 3/09/2020 Modal



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VIEWS





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GENERAL NOTES

- DRA VINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS DRIVINGS ARE PRELIMINARY AND NOT FUNCTION TOULTION UNLESS STRUCTURAL PROMERSES WET STAMPS AFFEDED TORAWINGS, ANY DISCREPANCIES IN THE DRIVINGS, NOTES AND SPECIFICATIONS, SIALL BE REPORTED TO ENGINEERANCHTECT FOR LARGICATION THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRORT OF PROCEEDING WITH ANY WORK OR FAMILY CALL OF A STANDARY OF A DAY OF A DAY WORK OR FAMILY CALL OF A DAY OF A DAY OF A DAY OF A DAY IN CONTRACTOR & RESPONSIBLE FOR ALL BRACING AND SHORING
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- VI. VII.
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- CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO: 1. SATURATED SOIL AT FOOTING SUBGRADE

T. SATURATE SOL AT FOOTNOS SUBGRADE
 SEGURINATER
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CONCRETE

GENERAL REQUIREMENTS STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4.500 PSI. CONCRETE IS EXPOSURE CLASS F2. CONCRETE FOR

- CAST IN PLACE CONCRETE
- FORM WORK: CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING PROTECT PROVINCE FOR TO REMENSIONS OF CONCRETE TRESS REFER TO DEVENTION OF ALL REINFORCEMENT. FOOTINGS: в
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- CONCRETE BLABS: ENERGY TO DUSE HAD REINFORCEMENT: ENERGY TO DUSE HAD REINFORCEMENT: REINFORCEMENT SHALL BE FOR STM AND, GRADE OF COM 65 BARS BOLL MORES, COMMENT AND CONCRETE (LING) ON DAMINGS (PROVINE COMMENTANT) OF CONCRETE (LING) ON DAMINGS (PROVINE COMMENTANT) COLUMENTANT (SUBJECT) OF LING (SUBJECT) COLORIES (SUBJECT) OF LING (SUBJECT) COMMENTANT SUBJECT) COMMENTANT SUBJECT) COMMENTANT SUBJECT) COMMENTANT SUBJECT) COMMENTANT SUBJECT) COMMENTANT SUBJECT) G

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- PEONEM ALLO SILCE ALL WASHINGS AT ALL BOLT HEADS AND NOTS PEONEM STATUS STATUS AND AND AND AND AND AND AND AND ALL FRANKING SETALS SHALL BE IN ACCORDANCE WITH CHARTER 210 FTHE 2018 BC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRANKING MALKING SHALL CORPORENT TO TABLE 220 kt. 10 ft THE BC UNLESS OTHERWISE SHOWN, PROVIDE STEEL, STITAPE AT FIDE'S IN STUD WALLS AS REQUERED BY SHOWN, PROVIDE STEEL, STITAPE AT FIDE'S IN STUD WALLS AS REQUERED BY ALL MALES SHALL BE COMMON WIRE OR GALVANCED BOX NALLS. FREUMATIC ALL MALES SHALL BE COMMON WIRE OR GALVANCED BOX NALLS. FREUMATIC MALESS AND ELSEN, CONTRACTIC NINS'S JUBITA AS REQUERED AND ALL MALES HALL BE COMMON WIRE OR GALVANCED BOX NALLS. FREUMATIC ACHINE IN THE MUNICIPAL OF MALES AND AND AND AND AND AND AND ACHINE IN THE MUNICIPAL OF MALES OF A CLOSER NALL SPACING MAY
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- BE REQUIRED. MATCH INVESSES AND CONNECTORS SHALL BE FULLY MARCH SIMILAR INTEL INVESSES AND CONNECTORS SHALL BE FULLY MARCH CON BOTED UCONNECTORS SHOWN ON THE DOWNINGS SHALL BE FULLY MARCH CON BOTED MARCH CONNECTORS SHOWN ON THE DOWNINGS SHALL BE FULLY MARCH CONSENT SIMPSON COMPANY. METAL INVESSES AND CONNECTORS BY SIMPSON COMPANY. METAL INVESSES SIMPSON COMPANY. METAL INVESSES AND CONNECTORS BY SIMPSON COMPANY. METAL INVESSES SUBJECTS DO THE BOOKERER OF MERE LOAD CAPACITY AND MARCH CONSENT AND THE CONNECTORS SHOLL BE FOR THE SIMPSON SUBJECTS DO THE BOOKERER OF MERE LOAD CAPACITY AND MARCH CONSENT AND THE SIMPSON COMPANY. METAL SIMPSON AND ELOW VESTICAL BLOCKING AT MONOLOGIES SHALL BE FUT LOADER THIN JOST IS DEEP. MINAUM POST TO E TWO 24 STUDB BLARKING AT EACH RON OF HEADER UND CONSERVE BLACKING AND CONSENT SHALL SERVICES SHALL BEND OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BE PUT LOADER THEM JOST IS DEEP. MINAUM POST TO E TWO 24 STUDB BLARKING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIES SHALL BERGING AT EACH RON OF HEADER UND CONSENT BLOCKING AT MONOLOGIE E.
- PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD 90TH SIDES. STITCH STUD BUNDLES TOGETHER WITH 18d COMMON @ 18* 0 C
- BOTH SIDES, STITCH FETU FUNCTIONE TO CETTIENT WITH THE CONTINUENCE IF TO C. MAXAMMI, M.N.O. MINEERE FLORE BLANK AND REFRANCE FLORE BLOCKED IF TO JOBT TO FLANKE HANCETER AND SPECTED, BLANK AND TO BE BLOCKED IF TO JOBT PER BLOCK TO BARDEN AT SOFTEN JOB AND AND AND AND AND AND AND VERTIALLY AND INCREMENTALY, AND AT OPENING BETWEEN ATTIC SARCES PER BLOCK TO BARDEN AT SOFTEN JOB AND AND AND AND AND AND VERTIALLY AND INCREMENTALY. AND AT OPENING BETWEEN ATTIC SARCES BLOCK TO BARDEN AT SOFTEN AND AND AND AND AND AND AND AND VERTIALLY AND INCREMENTALY. AND AT OPENING BETWEEN ATTIC SARCES BLOCK TO BARDEN AND REFRANCES, FRANK FLOOR WITH OLD BELL DOISTS, TYP, UND. BELLOW ALL HEAD
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- THE ENGINEER FOR DEVEN.
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 A. ALL WOOD SHATLING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB
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- B ARE ROLF PERMITTED IN DIMPHRAGMS UNLESS REVIEWED BY ENGINEER. NALE EXTERNOR WALL SHEATHING WITH 84 & 6° C.C. EDGES AND 12° C.C. FIELD U.N.O. IN SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4°.0° O.C. INSTALL WITH 18° GAP AT BUTT ENDS.
- WITH INF CAP AT BUTTENDS. WITH INF CAP AT BUTTENDS. WILL STORES WITH INMINIAL 716 DD CROWN AND 138° LENGTH MAY BE LISS 31542 RES FOR CARS 1 WILL WHERE SUBSTITUTING FOR 116 MALS LISS 31542 RS FOR CARS 1 WILL DD TD DD TD BES OF SILGAR WILL PAREL B. JOINTS SHALL BE OF REAST 104 AUX DD TD DD TD BES OF SILGAR WILL PAREL B. JOINTS SHALL BE OF REAST 104 AUX DD TD DD TD BES OF SILGAR WILL PAREL B. JOINTS SHALL BE OF REAST 104 AUX DD TD DD TD BES OF SILGAR WILL PAREL B. JOINTS SHALL BE OF REAST 104 AUX DD TD DD TD BES OF SILGAR WILL PAREL B. JOINTS SHALL BE OF REAST 104 AUX DD TD DD TD BES OF SILGAR WILL PAREL B. JOINTS SHALL BE OF REAST 104 AUX DD TD DD TD BES OF SILGAR WILL DATE MEMBERS (GROUP II) AD SILGAR TUTTION OF LISSER ORDER GROUPS WILL BE LOVEDD MEMBERS (GROUP III, AD SILGAR TUTTION OF LISSER AUX DER AUX DD TD DD GALVARDAG, MECHANICALLY DEPOSITED, OR ELECTRO DEPOSITED

- SUBSTITUTIONS
 - SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITINE BY THE CONTINUCTOR THE EXONERE WILL REVEW THE REQUESTED A LITENATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BR REQUIRED FOR THE REQUESTED SUBSTITUTION.

JOB SAFETY

THE CONTINUES IN AND TEED NOT ACCOUNT ON TO CONTINUES TO TO PROVIDE DESIGN AND/OR CONTRIDUCTION REVEWES REVICES TEATED TO THE CONTRIVICTIONS SINGLET PROVIDENT OR TO MEAN, METRODS, TECHNIQUES, SEQUENCES OR PROCEEDIRES TO THE CONTRIVICTOR METROD ACCOUNT OF A CONTRIVICTION OF MORE THE REPORTS AND FOR TROVIDENDE ASSERVICES OF ACTUAL CONSTITUTION TO MICE THE REPORTS AND FOR TROVIDENDE ASSERVICES OF ACTUAL CONSTITUTION TO MICE THE REPORTS AND CONTRIVICTOR ASSERVICES OF ACTUAL CONSTITUTION TO MICE THE REPORTS AND CONTRIBUTION FREEDOM.

PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

NAIL SCHEDULE FOR WOOD:

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MISCELLANEOUS

AS A MINIMUM AND IF NOT SPECIFICALLY DETAILED OR NOTED ELSEWHERE AND OTHERWISE, THE VARIOUS WOOD COMPONENTS OF THE STRUCTURE SHALL BE FASTENED TOGETHER AS FOLLOWS:

- ITEM GRAPHIC DESCRIPTION & FASTENING JOIST TO MUD SILL OR UPPER TOP PLATE. (3) 8d COMMON OR 16d SINKER OR SHORT NAIL, TOE NAIL. \triangleleft
- 2 BLOCKING T0 JOIST: (3) 8d COMMON OR 16d SINKER OR SHORT, TOE-NAIL OR (2) 16d SINKER OR SHORT FACE NAIL.
- 3. SOLID (BOTTOM) PLATE TO JOIST OR BLOCKING 16d SINKER OR SHORT FACE NAIL AT 16" O.C. LOWER TOP PLATE TO STUD (20) 16d COMMON FACE NAIL.
- 4. CLASSING STUD (20) 100 COMMON FACE NAIL. STUD TO SOLE BOTTOM PLATE: (2) 168 SINKER OR SHORT FACE NAIL OR (4) 84 COMMON DR 168 SINKER OR SHORT TOE-NAIL. AT 3x SILL PLATES, USE (2) 204 BOX FACE MAIL IN LEU OF (2) 168 SINKER OR SHORT.
- 5. J
- DOUBLE STUDS, OR BUILT-IP STUDS TYPICAL STITCHING: 16d SINKER OR SHORT FACE NAILS AT 24* O.C. TOP PLATES AT INTERSECTION, FACE NAIL (4) 16d COMMON FACE NAIL **Second**
- 8 TOP DI ATES TYDICAL STITCHING: 164 SINKER OR SHOPT FACE
- TOP PLATES IT ISSUES: NALS A DEPERTOP PLATES AT LAPS: (8) 18d SINKER OR SHORT FACE NAIL EACH SIDE OF BUTT JOINT Serlin Steel
- RIM JOIST TO UPPER TOP PLATE OR MUD SILLS: 8d COMMON OR 18d SINKER OR SHORT TOE-NAILS AT 6" O.C. 10.
- CEILING JOIST TO PLATE, TOE-NAIL: (3) 8d COMMON OR 16d SINKER 11. 😪 UR SHORT TOE NAIL CEILING JOIST, LAP OVER WALLS AND PARTITIONS: (3) 16d
- 12. 28
 - R FACE NAILS CEILING JOIST, TO PARALLEL RAFTERS: (3) 16d COMMON FACE NAILS.
 - K RAFTER TO PLATE, TOE NAIL: (3) 8d COMMON OR 16d SINKER
 - SHORT TOE NAIL BUILT UP CORNER STUD: 16d COMMON FACE NAILS AT 24" O.C. ĥ
- THREE PIECE BUILT UP GIRDER AND BEAM: 16d AT 12" O.C. AT 16. TOP & BOTTOM. (3) 16d AT EA. END.





DESCRIPTION

CONSTRUCTION NOTES

SOIL PROPERTIES: SITE CLASS SOIL BEARING PRESSURE FROST DEPTH

SD1 SFISMIC DESIGN CATEGORY R (WOOD SHEAR WALLS)

2018 IB

1500 PS 30"

1.540 0.550 1.027

103 MPH

43 PSF 30 PSF 15 PSF 40 PSF 15 PSF 15 PSF 60 PSF 36 PSF

VERNING CODE

SMIC DESIGN:

IND DESIGN: BASIC WIND SPEED

ADING: GROUND SNOW LOAD ROOF SNOW LOAD ROOF DEAD LOAD FLOOR DEAD LOAD FLOOR DEAD LOAD DECK DEAD LOAD DECK LIVE LOAD DECK SNOW LOAD



LIVE MODAL 01

PROJECT LOCATION: 613 EMERY STREET SLC, UT 84104

SHEET TITLE:

GENERAL NOTES

PLAN SET: SHEET S0.0 PERMIT





ATTACHMENT D: ADU Zoning Standards

21A.40.080: Accessory Dwelling Units

| Standard | Proposed | Status |
|---|---|----------|
| MAXIMUM SIZE 50% of the footprint of the principal dwelling, not to exceed 650 square feet. | The principal dwelling is approximately 888 square feet. The proposed ADU will have a footprint of approximately 425 square feet (~48%). | Complies |
| MAXIMUM COVERAGE The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot. | The surface coverage all principal and accessory buildings (including the proposed ADU) will be approximately 24% of the lot. | Complies |
| MAXIMUM HEIGHT The height of the single-family dwelling on the property or 17 feet , whichever is less. | The proposed ADU will be 11 feet 8.5 inches in height. | Complies |
| MINIMUM SETBACKS 4 feet from any side or rear lot line. 10 feet from any primary dwelling on the property or adjacent property. | The ADU will be located 5 feet from the side lot line and 9 feet from the rear lot line. The ADU will be over 37 feet away from the nearest dwelling on an adjacent property. | Complies |
| ENTRANCE LOCATIONS When facing a side or rear property line, the entrance shall be a minimum of 10 feet from the side or rear property line. | The entrance is proposed at 33 feet 8.5 inches of the side (south) property line. | Complies |
| WINDOWSNo larger than necessary to comply with the minimumBuilding Code requirements for egress where required.Shall maintain similar dimension and design as the windows found on the principal structure. | Windows comply with the size and location requirements and are similar in shape and size to those on the principal structure. | Complies |
| OFF-STREET PARKING Minimum of one parking space on site, unless on street parking is available along the street frontage of the property or property is located within 1/4 mile of transit stop. | Parking for the proposed ADU is waived because on street parking is available directly in front of the subject property. | Complies |

ATTACHMENT E: Analysis of Standards - Conditional Use

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 property is located in the R-1/5000 Single-Family Residential zoning district, where an Accessory Dwelling Unit is a conditional use. As analyzed in <u>Attachment D</u>, the proposed ADU complies with applicable zoning standards.

Finding: If approved by the Planning Commission, the proposed use complies 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 property is surrounded by residential uses, primarily single-family dwellings. The proposed ADU will be used for residential purposes and will function in the same manner as adjacent single-family dwellings.

Finding: The proposed ADU will function as a small single-family dwelling and therefore, it is compatible with the surrounding residential uses.

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

Analysis: The Westside Master Plan designates the future land use of this area as Neighborhoods, which is intended to *preserve the character*, *scale and land use of the neighborhoods while promoting appropriate growth*. This appropriate growth is related to providing new housing opportunities, given that the population of the Westside community has been increasing at a rate that exceeds the city as a whole. The plan recognizes that *over time the demand for new housing will necessitate a change in the community's development pattern*. However, new development *should consider the nature of the surrounding areas*.

In order to satisfy the initiative to *determine unique and compatible ways to add incremental density through infill development*, the plan specifically calls out for allowing accessory dwelling units as an appropriate tool for infill development in the Westside neighborhoods. Accessory dwelling units is discussed as an opportunity to help redeveloping underutilized parcels, increasing the number of residential units, and introducing more variety in housing types without impacting the predominant development pattern.

Both the citywide master plan, Plan Salt Lake, and the city's housing plan, Growing SLC, focus on accommodating growth and providing housing options. Plan Salt Lake includes initiatives such as to promote infill and redevelopment of underutilized land, accommodate and promote an increase in the City's population, and encourage housing options that accommodate aging in place. Likewise, the goals and policies outlined in Growing SLC: A Five Year Housing Plan aim to

increase housing options, promote diverse housing stock, and allow for additional units while minimizing neighborhood impacts.

Per the Zoning Ordinance, 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.

Finding: The proposed ADU is better utilizing the rear of the lot and it is providing an additional housing unit that is in character with the neighborhood. Thus, the use is consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

| Criteria | | Finding | Rationale |
|----------|---|----------|--|
| 1. | This title specifically authorizes the use where it is located | Complies | Accessory Dwelling Unit is allowed as a conditional use in R-1/5000 Single-Family District. |
| 2. | The use is consistent with applicable policies set forth in adopted citywide, | Complies | The proposed use complies with the applicable provisions of the Salt Lake City Zoning Ordinance and is consistent with goals of the Westside Master Plan, |

| community, and small area master plans and future land use maps | | | Plan Salt Lake and Growing SLC as discussed above. | |
|--|---|----------|--|--|
| 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 property are generally single-family residential and the proposed ADU will function as a single-family dwelling. The proposed building is similar in scale to adjoining homes and it is smaller in size. | |
| 4. | The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered | Complies | Although smaller, the proposed structure is architecturally compatible with the main house on the property as well as surrounding structures and complies footprint and height requirements for an ADU. | |
| 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 property is currently accessed form Emery Street via a driveway and walkway. The applicant is proposing concrete pavers on the rear of the lot as an access to the alley. The concrete pavers will not change the topography of the lot. | |
| 6. | The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic | Complies | The access points for the proposed ADU will be the same as existing for the main house. Therefore, it's not anticipated that 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 has walkways and driveways, which provide adequate access for pedestrians and bicycles. | |
| 8. | Access to the site does not unreasonably impact the service level of any abutting or adjacent street | Complies | Vehicular access to the site is existing. Thus, 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 | The existing single-family home on the property is required to have 2 off-street parking stalls, whereas the ADU is required one stall. The applicant is proposing on-street parking. Per the zoning standards, parking for the ADU may be waived when on-street parking is available directly in front of the subject property. | |
| 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 | Complies | Adjoining uses are residential. The proposed ADU will be located on the | |

| dissimilar uses to mitigate potential use conflicts | | rear of the property and behind the primary structure and will not be readily visible from the public way. |
|---|----------|--|
| 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 proposed use does not significantly impact sustainability plans nor does it encroach onto a stream or water way. The project supports sustainability objectives by increasing housing in a developed neighborhood with existing infrastructure, thereby reducing sprawl which would create 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 | There are no designated historic resources or structures on this site nor in the surrounding area. |

Finding: In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above and that the proposed use will have no significant detrimental effects to the surrounding neighborhood.

ATTACHMENT F: Public Process and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Notices:

- Notice of the project and request for comments sent to the Chair of the Poplar Grove Community Councils on February 27, 2020 in order to solicit comments. The community council did not request a meeting. The 45-day recognized organization comment period expired on April 13, 2020.
- Early engagement notices were sent to owners and tenants of properties located within 300 feet of the project on February 27, 2020.

Public Hearing Notice:

- Public hearing notice mailed on May 1, 2020.
- Public hearing notice posted on City and State websites on May 1, 2020.
- Sign posted on the property on May 1, 2020.

Public Comments:

- At the time of the publication of this staff report, three public comments were received. Staff
 received two calls and one email in opposition. The public comments concerned the current
 use of the property and parking as discussed in the Key Considerations. The email comment
 is attached below.
- Any additional comments received after the publication of the staff report will be forwarded to the Planning Commission.

| From: | CHERISE PALMER |
|----------|---|
| То: | Lima, Mayara |
| Subject: | (EXTERNAL) Add on expansion to 613 Emery Street |
| Date: | Sunday, May 3, 2020 3:39:21 PM |

My husband & I would like to take this time to explain why we believe the expansion to 613 Emery Street is a bad idea for our neighborhood. Currently there are 5 people living in that home and all are driving vehicles, they don't have a garage or extra parking for all of the vehicles so they are parking on the street. This adds to the congested situation our street is already experiencing.

We have a couple of homes in this area that have multiple tenants or family members living in the same home and all driving vehicles. The competition for parking is already strained. They are taking up parking areas outside other homes in the area where our trash cans are supposed to be and we have already experienced no garbage pickup on occasions because they can't get to our cans to empty them. If the expansion allowed for multiple car parking off the street and in the ally behind the home this might be an acceptable situation. But currently there is too much traffic, kids, cars and pets that could fall victim to speeding vehicles and emergency response teams that use our street for responding to emergencies.

Please reconsider allowing this expansion until parking resolutions can be covered for the amount of multiple family homes with cars.

Thank you for your time, Donald & Cherise Palmer

ATTACHMENT G: Department Review Comments

The following comments were received from other City divisions/departments with regards to the proposed development:

Zoning – Scott Browning

- Property lines need dimensioned
- site plan needs alley shown
- site plan needs North arrow
- site plan needs lot coverage table –21A.24.070.F

Building Code – William Warlick

For purposes of building code compliance of the building permit application (a separate process), significant additional information will be required. This will include, among other things:

- Show that the elevation facing an interior lot line less than 3 feet away shall have no windows or doors (the elevation drawings appear to be mis-labeled).
- Information on how the exterior walls within 5' of a lot line will comply with 2015 IRC R302.1.
- Minimum clearance below overhead electrical service lines per E3604.2, and horizontal clearance to utility power lines per approval of Rocky Mountain Power.
- Frost protection of the foundation per R403.1.4, R403.3 and/or AE502.3
- Clarification whether or not this proposed structure is a manufactured home (as defined in the building codes), installed per 2015 IRC Appendix E, and with a manufactured home installation permit per Subsection 15A-2-104 of the State of Utah Code.
- The work shall comply with the 2015 IRC as amended in Utah.

Fire - Douglas Bateman

It appears that the distance requirements from the fire hydrant (600-feet) and fire department access road (150-feet) have been met for this proposed ADU. No additional comments at this time.

Public Utilities - Jason Draper

- Building and utility permit will be required.
- Recommendations included in the sewer lateral inspection.
- All improvements must meet SLC Department of Public Utilities standards, policies and ordinances.

Engineering - Scott Weiler

The SLC Engineering has no comments regarding ADUs unless they somehow impact the public way.

Transportation - Michael Barry

One additional parking space is required for the ADU. The on street parking space is acceptable.