



# Staff Report

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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**To:** Salt Lake City Planning Commission  
**From:** Caitlyn Miller, Principal Planner, caitlyn.miller@slcgov.com or 801-535-7706  
**Date:** June 24, 2020  
**Re:** Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2020-00156)

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## Conditional Use

**PROPERTY ADDRESS:** 1673 East Garfield Avenue  
**PARCEL ID:** 16-16-404-010-0000  
**MASTER PLAN:** Sugar House  
**ZONING DISTRICT:** R-1/7,000 (Single Family Residential)

**REQUEST:** Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 432-square foot accessory dwelling unit (ADU) to be located to the rear, northeast corner of the property at approximately at 1673 E Garfield Avenue. The property zoned R-1/7,000 (Single-Family Residential), where ADUs must be processed as a conditional use.

**RECOMMENDATION:** Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the ADU with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

1. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.
2. The ADU cannot be used as a short-term rental.
3. Approval is for the specific conditional use discussed and identified in the staff report. All applicable zoning regulations and requirements from other city departments still apply.

### ATTACHMENTS:

- A. [Vicinity Map & Property Photos](#)
- B. [Application Materials](#)
- C. [ADU Zoning Standards](#)
- D. [Conditional Use Standards](#)
- E. [Public Process & Comments](#)
- F. [Department Review Comments](#)

**PROJECT DESCRIPTION:**

The proposed project is for the construction of a detached accessory dwelling unit (ADU) located in the rear, northeast corner of the property at approximately 1673 East Garfield Avenue. The ADU will be 432-square feet in area with a living room, bedroom, and bathroom all on the same floor. It features a flat roof and is approximately 11' in height. Parking will be accommodated on the driveway.

The primary exterior building material is black metal cladding. Two sliding doors will be located on the front of the ADU facing the east property line. A smaller horizontally oriented window with opaque glass will also be located on the south side of the ADU facing the primary dwelling. The ADU itself sits 4 feet from the rear (north) property line and 4 feet from the side (west) property line. Single-family homes are located to the north, south, east and west of the subject property.

**PLANNING COMMISSION REVIEW:**

The property is in the R-1/7,000 zoning district, which is a single-family zoning district. Conditional use approval is required for any ADU located in a single-family zone. Notice was sent to property owners and tenants within 300 feet of the site on March 13, 2020, and no comments were received. Notice was also sent to the Sugar House Community Council (SHCC). The SHCC requested that the applicant present at their monthly meeting. The Applicant presented the proposed ADU at the April 20, 2020 meeting of the SHCC Land Use Committee. For complete analysis and findings concerning the Conditional Use standards, please refer to [Attachment D](#).

**NEXT STEPS:****Approval of Conditional Use**

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

**Denial of Conditional Use**

State and City code 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 the Planning requests are denied, the applicant would not be able to construct an ADU. An accessory structure could still be constructed on the property subject to meeting zoning requirements; however, it could not be used as an accessory dwelling. Accessory structures in the R-1/7,000 zoning district must be located a minimum of 1 FT from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 FT to the midpoint or 12 FT for a flat roof.

# ATTACHMENT A – VICINITY MAP & PROPERTY PHOTOS

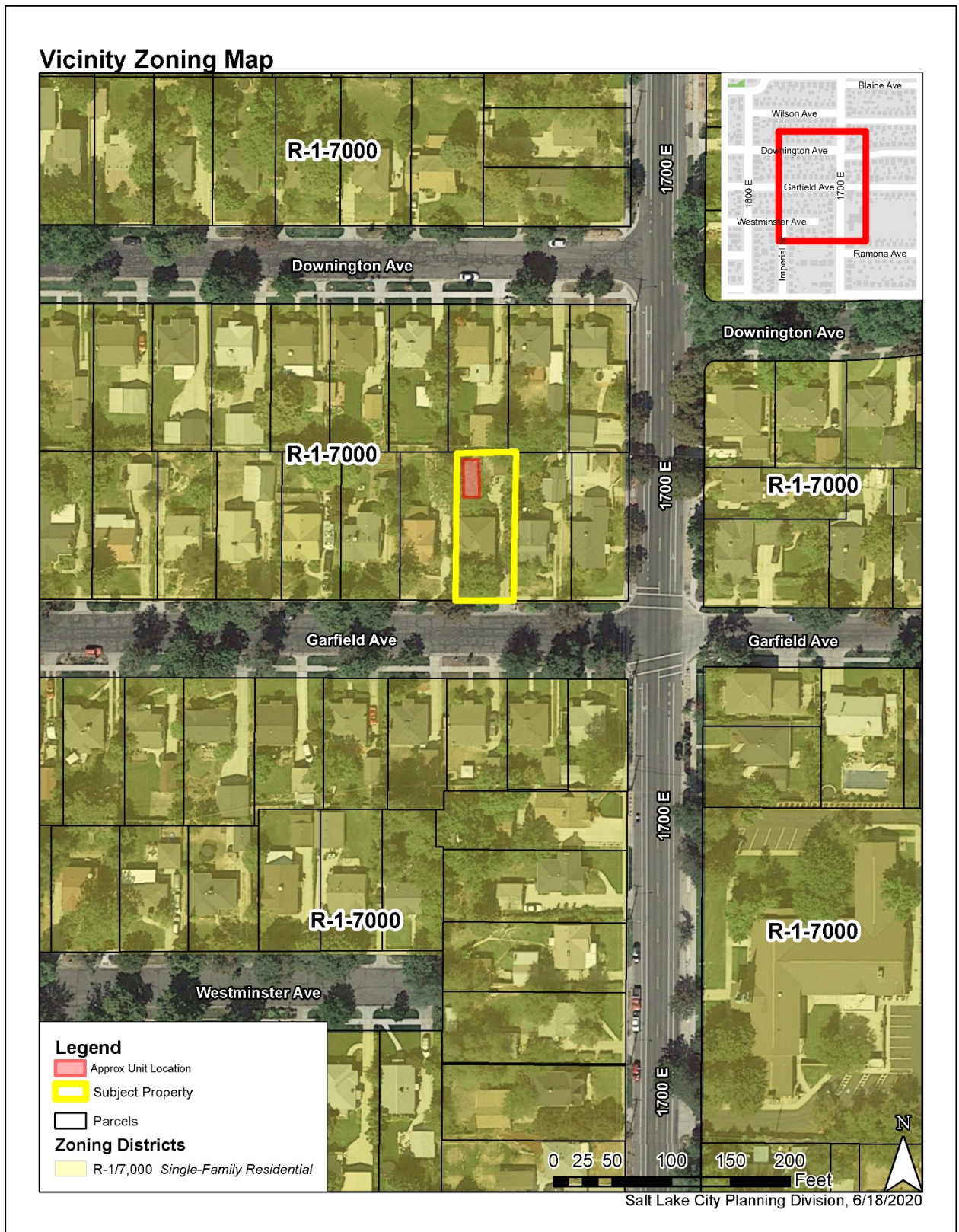


Figure 1: Vicinity Map





*Figure 2: View of subject property from Garfield Avenue*



*Figure 3: Neighboring home to the east*





*Figure 4: Neighboring home to the west*



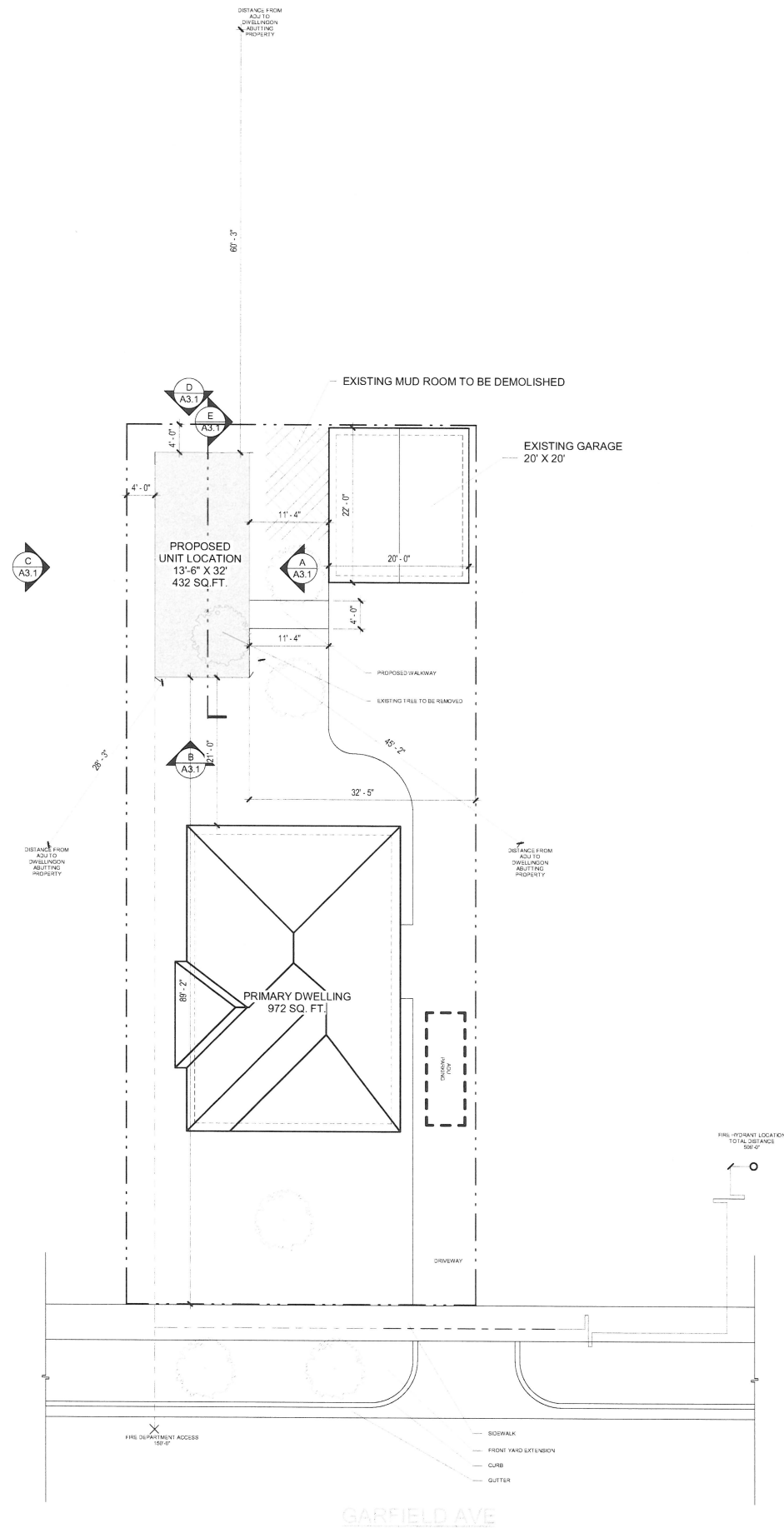
*Figure 5: Neighboring homes across Garfield Avenue to the south*

**ATTACHMENT B –**

**APPLICATION MATERIALS**

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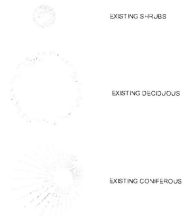




SITE GENERAL NOTES	
1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE 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 FT. (IRC R401.3).
5	RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

\* DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.  
\* BUILDER/ OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.  
\* PROVIDE FINISH GRADING AWAY FROM THE UNIT ON ALL SIDES AT A MINIMUM OF 6" IN. FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPED AREAS. THEN MAINTAIN 2% MIN. HORIZONTAL SLOPE IN GRADE THEREAFTER TO APPROVED DRAINAGE AREAS.  
\* PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.  
\* SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION, ON SITE.  
\* MAINTAIN NATURAL EXISTING GRADE AT REAR AND SIDES OF LOT WHERE POSSIBLE TO RETAIN STORM WATER. NO RUNOFF ONTO ADJACENT PROPERTIES.  
\* EXCAVATOR AND CONTRACTOR TO VERIFY ALL EXISTING UTILITIES- CALL BLUE STAKES!

TREE LEGEND

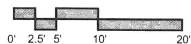


SQUARE FOOTAGE LEGEND

LOT SIZE: 6,098 SQ. FT. (.14 ACRES)  
PRIMARY DWELLING FOOTPRINT: 972 SQ. FT.  
EXISTING GARAGE: 400 SQ. FT.  
PROPOSED ADU: 432 SQ. FT.  
EXISTING LOT COVERAGE: 24%  
LOT COVERAGE + ADU: 31%  
EXISTING REAR YARD COVERAGE: 18%  
REAR YARD COVERAGE + ADU: 30%

SITE PLAN

SCALE: 1" = 10'-0"



16 FEBRUARY 2020

REVISIONS

A NEW DESIGN FOR THE :  
**HOOPES RESIDENCE RESIDENCE**  
1673 E GARFIELD AVE SALT LAKE CITY, UT 84105

A1.2

SITE PLAN

# ADU Project Description - 1673 E Garfield Ave

## 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
  - Dishwasher
  - Refrigerator and freezer
  - Garbage disposal
  - 4-burner electric stove
- Full-size bathroom
  - Washer & dryer
- Composite glass front door
  - 8' tall by 6' wide
- Bedroom window
  - 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: 10 Tons/20,000 Pounds
- Dimensions (L/W/H): 32'/13'-6"/11'
- Foundation: Continuous, full perimeter thickened slab foundation

## Materials

### *Exterior*

- Building facade: Black Metal Cladding
- 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
- 3Form custom shower surround and kitchen backsplash
- Euro glass shower divider
- Forbo Marmoleum flooring

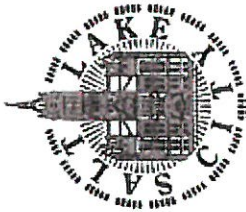
## Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 1673 E Garfield Ave, currently a single-family home located in the R-1/7,000 zone.
- The property is 6,098 SQ.FT. or .14 acres that has an existing single-family dwelling with a footprint of 972 SQ.FT. and does not exceed more than 50% of the ADU size (432 SQ.FT.).
- Existing lot coverage with the primary dwelling and detached garage (400 SQ.FT.) is 24% and with the ADU, 31%. This will not exceed the 40% maximum building coverage allowed in the R-1/5,000 zone.
- Existing rear yard coverage is 18% and with the ADU, 30%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- The maximum height of the single-family dwelling is 17'-10" and will not exceed the height of the ADU, 11'.
- Setbacks are as follows: rear yard: (4'), front yard: (89'-2"), side yards: (4' West, 32'-4" East).
- The proposed ADU would be placed 21' behind the primary dwelling and the closest primary dwelling on an adjacent property is 28'-3" .
- The entrance for the proposed ADU is oriented towards the east property line and over the 10' requirement for an ADU facing a property line.
- The east elevation will have a 6' wide by 8' high glass sliding door and a 6' wide by 3' high window to the bedrooms. The south 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 west elevations have no windows.

- Parking will be provided on-site in the existing driveway.
- The proposed ADU will be 506' away from the nearest fire hydrant, measured from the furthest point of the unit. The proposed ADU will be 150' 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 November 18th, 2019. The city inspector found that the sewer lateral nose on appeared to be in good condition. The pipe is in decent enough shape but still has quite a lot of roots in it. The inspector is requiring us to jet the line and install a liner before we can connect the line from the ADU to the existing line. Our plan is to jet and line the sewer lateral prior to connecting the lateral to 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.





# Work Flow History Report

## 1673 E Garfield Ave

### DRT2019-00348

Project: Proposed Accessory Dwelling Unit - 377 N Center St

**Project Description:** 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). Ceilings are 9 feet tall. Bed, daybed and cabinetry are built in, kitchen is fully equipped, a full-size bathroom, composite glass front door two independently-zoned heating/cooling units, and LED lighting. Unit weighs 10 tons/20,000 pounds. Dimensions are 32' long x 13'6" wide, and 11'3" tall with 432 square feet of living space. The foundation is W10x30 steel I-beam continuous base and footings are 6 helical screw piles. The exterior facade is 6-inch tongue-and-groove painted and sealed western red cedar. Construction materials are 2x6 wood frame, double-plated top and bottom framing, TPO roofing system with an internal drain. R53 roofing/flooring insulation values, R24 wall insulation, and double pane composite 4 windows and doors. Baltic Birch cabinetry throughout, Quartz countertops, 3Form custom shower surround and kitchen backsplash, Euro glass shower divide, and engineered hardwood floors. The unit is built offsite, then shipped to the site in a fully completed state.

This Permitted Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 1673 E Garfield Ave currently a single-family home located in the SR-1A zone. Proposed ADU location is at the south east corner of the property with the entrance facing the west side of the property. There is an existing detached garage that measures at 696 SF or 24' wide x 29' long and would be located 36' away from the proposed ADU location. Setback are as follows: rear-yard: (53'1"), front-yard: (82'8"), distance from primary structure: (17'8"). Entrance is located on the north west of the ADU with a window on the south west side and an additional window on the north side. There will be a 138'7" foot distance from the public right of way for fire department access and a distance of 244'4" from the nearest fire hydrant. Proposed use is as a rental property. The owner intends to comply with all applicable laws and ordinances. Total building coverage will be 21% including the primary dwelling (1,343 SF), the detached garage (696 SF), and the ADU (432 SF). Rear-yard coverage will be 15% with the ADU and the garage. Parking for ADU occupants will be made available in either the detached garage or driveway.

**The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.**

Date	Task/Inspection	Status/Result	Action By
12/2/2019	Application Acceptance	Accepted	Hamilton, Kevin
COMMENTS			
12/2/2019	Zoning Review	Comments	Hardman, Alan
COMMENTS			
3:15 PM - 1673 Garfield Ave - Andrea Palmer R1-7,000 zone. Proposal is to place a 432 SF factory-built ADU in the rear yard. See 21A.40.200 for the general and specific requirements for an ADU. The zone requires conditional use approval from the planning commission. Initiate the planning application with the planning desk in room 215. A foundation system of steel I-beam and helical screw piles is not allowed. The foundation must be on a standard concrete foundation system per 21A.24.010.U and 21A.36.190. One parking space needs to be available on site for the existing SFD. Parking for the ADU in the driveway must be beyond the front facade of the house to maintain one legal parking space. Consult the building code personnel in room 215 for building code requirements. An Impact Fee for a new SFD will need to be paid at the time the building permit is issued. The building permit must be submitted to the city electronically. Alan Hardman Senior Development Review Planner 801-535-7742 alan.hardman@slcgov.com			



12/3/2019	Fire Review	Comments	Bateman, Douglas
<b>COMMENTS</b>			
Fire apparatus access road shall extend to within 150-feet of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. For Group R-3 and Group U occupancies, fire hydrants shall be within 600-feet of all exterior portions of the buildings as measured by an approved route around the building. ***Approved*** is defined as the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall. It appears that the proposed site plan has met the above requirements			
12/3/2019	Transportation Review	Comments	Barry, Michael
<b>COMMENTS</b>			
Transportation did not attend. For additional information related to transportation review items, please contact: Mike Barry, PE Transportation Engineer SLC Transportation Division (801) 535-7147 michael.barry@slcgov.com			
12/9/2019	Closure	Email Notes to Applicant	Grange, Lilian
<b>COMMENTS</b>			
12/9/2019	Engineering Review	No Comments Received	Grange, Lilian
<b>COMMENTS</b>			
12/9/2019	Public Utilities Review	Comments	Page, Nathan
<b>COMMENTS</b>			
This address is incorrect - It should be for 1673 E Garfield This is for a proposed ADU Please show the existing sewer lateral information on the plan. Please show the work order number for the TV Reuse permit or schedule the sewer lateral to be inspected. The proposed sewer lateral needs to connect to the public sewer main or a new or like new lateral on the property. The proposed lateral cannot connect to a shared sewer lateral. Please show the proposed water service to the ADU and verify the 10-foot separation from the sanitary sewer lateral. Any fire suppression system must be served by a separate 2-inch minimum connection to the water main. Public Utility permit, connection, survey and inspection fees will apply. Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation. One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.			





**Salt Lake City Public Utilities**  
**SEWER LATERAL TELEVISION INSPECTION WORK ORDER**  
Salt Lake City, UT 84115  
801-483-6727

Work Order ID: **1122685**

Date Permit Issued: 11/13/2019

Activity: **TELEVISION INSPECTION**

Issued By: GEE, ALISON

Address / Location: **1673 E GARFIELD AVE**

Sewer Lateral ID: **9021826**

Submit to: BACKUS, BRANDON

Finished Date: 11/18/2019 3:28:27PM

**Contractor Information:**

NAME: \_\_\_\_\_ OFFICEPHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

Contact Name: FRIENDLY / JAREN Contact Cell #: 801-953-5868

Owner's Name: \_\_\_\_\_

Subdivision: \_\_\_\_\_

**Fees:**

Inspection Fees: \$ 30

Receipt/PUT #: PUT2019-01864 Amount Paid: \$ 30

Pipe Size: 4

Pipe Type: VCP

Pass (Y/N): \_\_\_\_\_

**Instructions:**

TV INSPECT

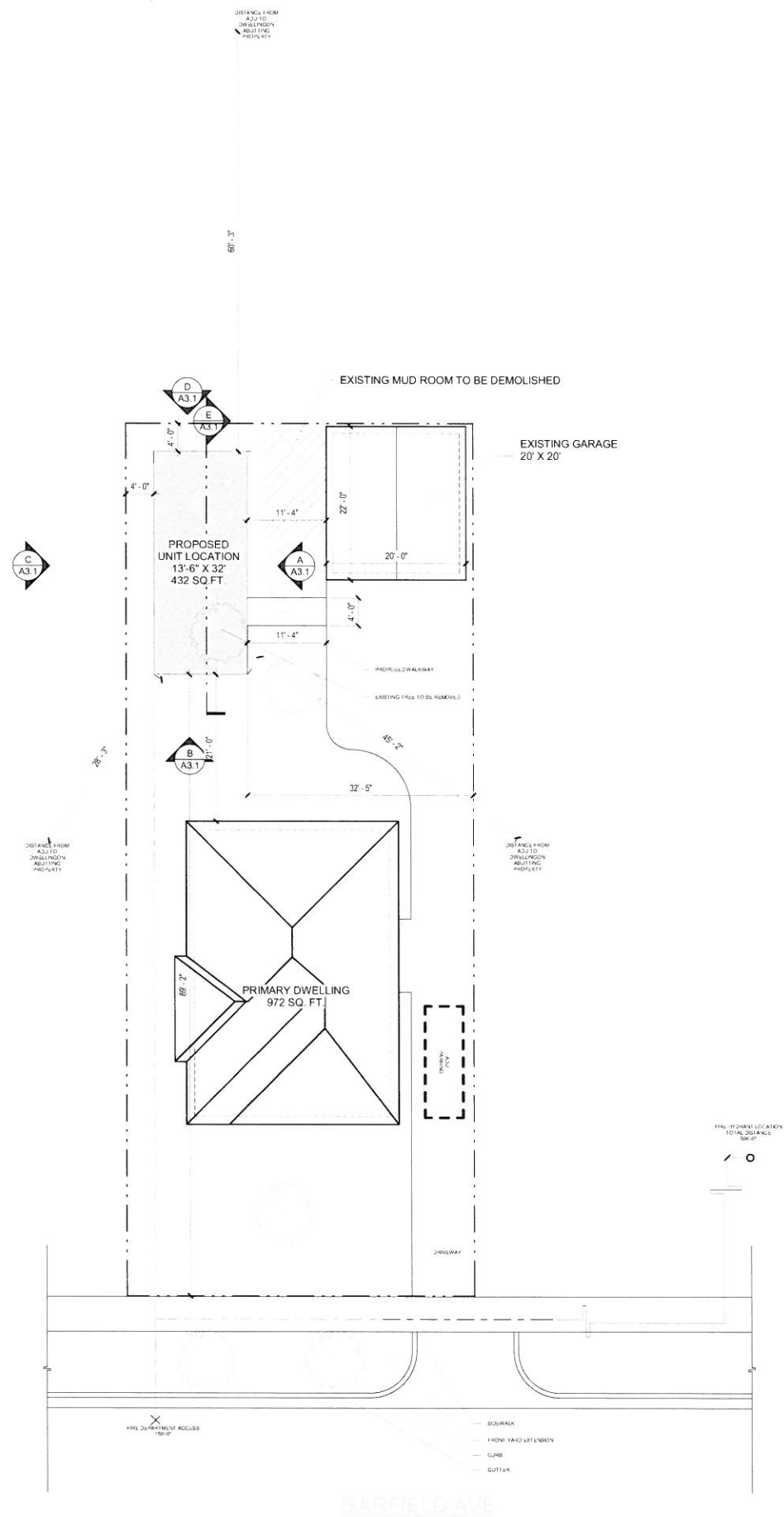
**Comments**

T.V.'d all the way to the main. Nose on looks to be in good condition. The pipe is in decent enough shape but still has quite a lot roots in it. This pipe will be a good host for a liner. They need to jet the line and install a liner before they can proceed to build a tiny home in the back and connect to the existing line that connects to our main.

Final Inspection Date & Time: 11/18 3:00

Authorized Signature: \_\_\_\_\_

54-8a-3.5. Excavation-related information included with construction and building permit. Any entity issuing a permit for building or construction that may require excavation may, and is encourage to, include a notice on or with a permit stating, "Attention, Utah law requires any excavator to notify the owner of underground facilities 48 hours before excavating and comply with Utah Code Title 54, Chapter 8a, Damage to Underground Utility Facilities.



SITE GENERAL NOTES	
1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
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TREE LEGEND



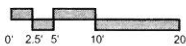
SQUARE FOOTAGE LEGEND

LOT SIZE:	6,098 SQ. FT. (.14 ACRES)
PRIMARY DWELLING FOOTPRINT:	972 SQ. FT.
EXISTING GARAGE:	400 SQ. FT.
PROPOSED ADU:	432 SQ. FT.
EXISTING LOT COVERAGE:	24%
LOT COVERAGE + ADU:	31%
EXISTING REAR YARD COVERAGE:	18%
REAR YARD COVERAGE + ADU:	30%



SITE PLAN

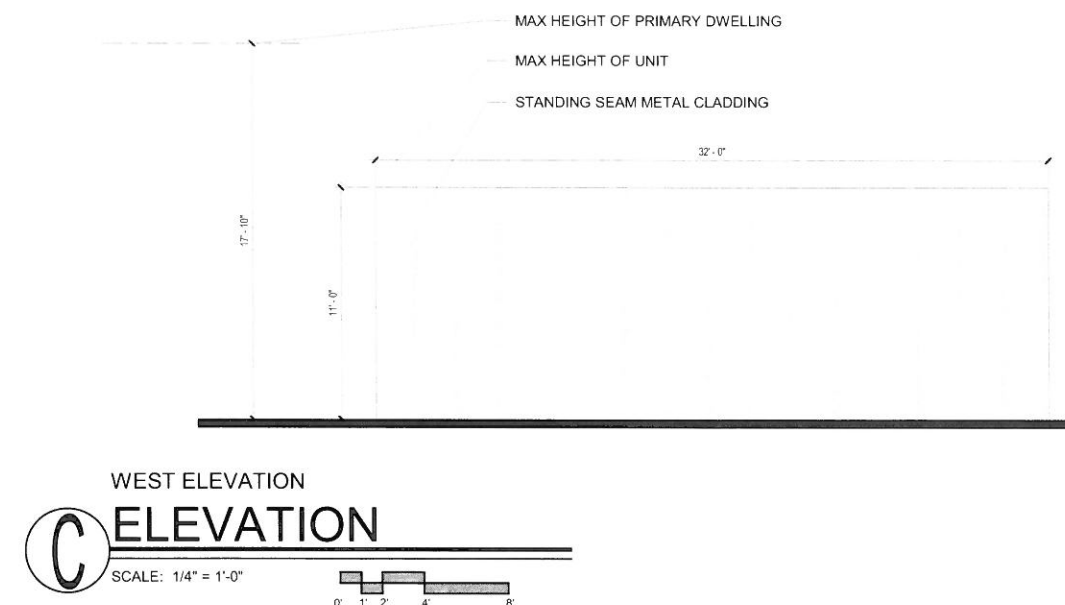
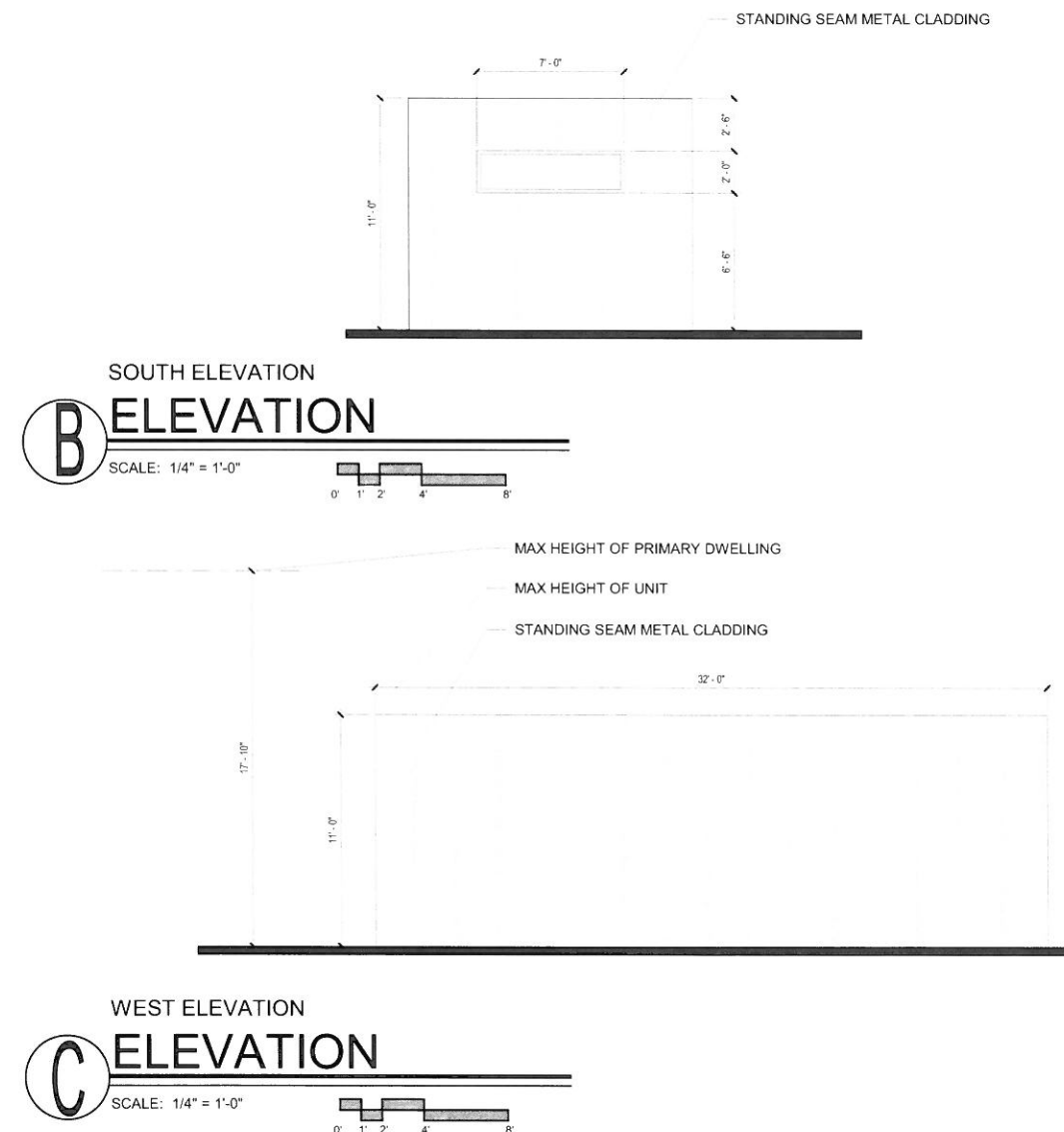
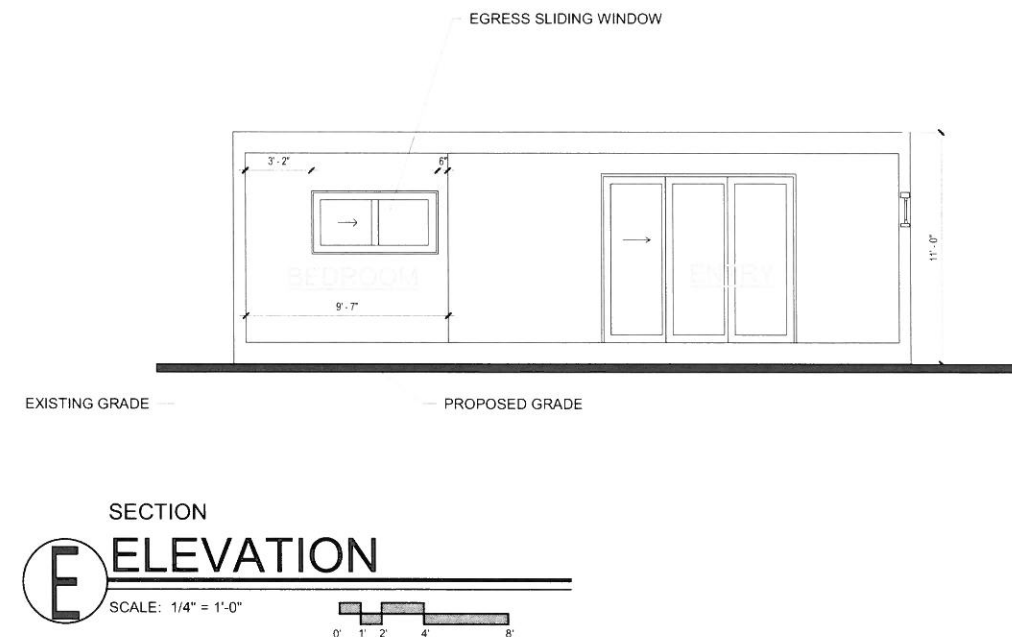
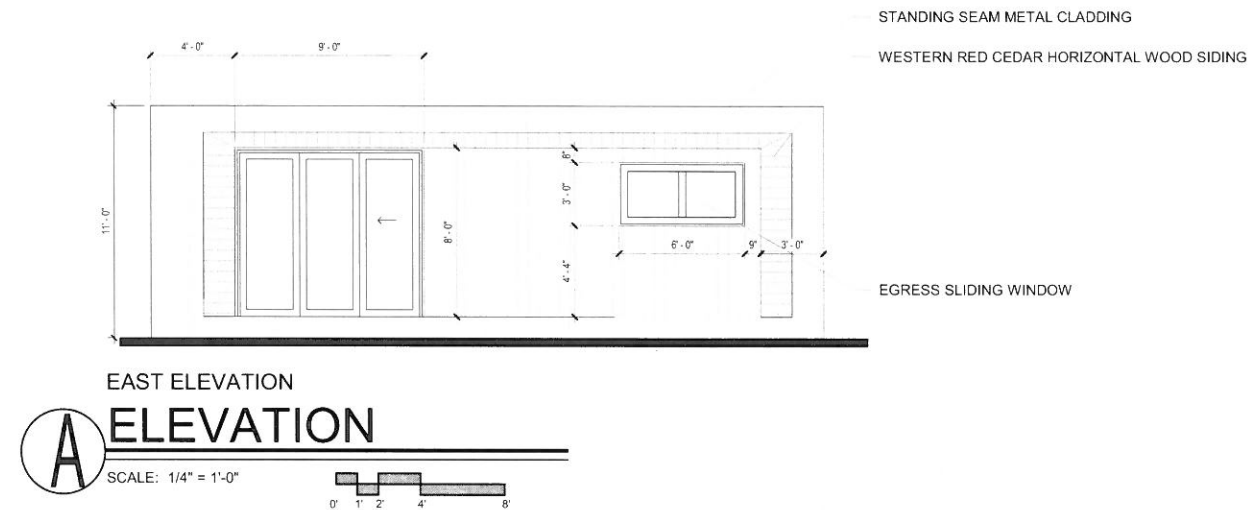
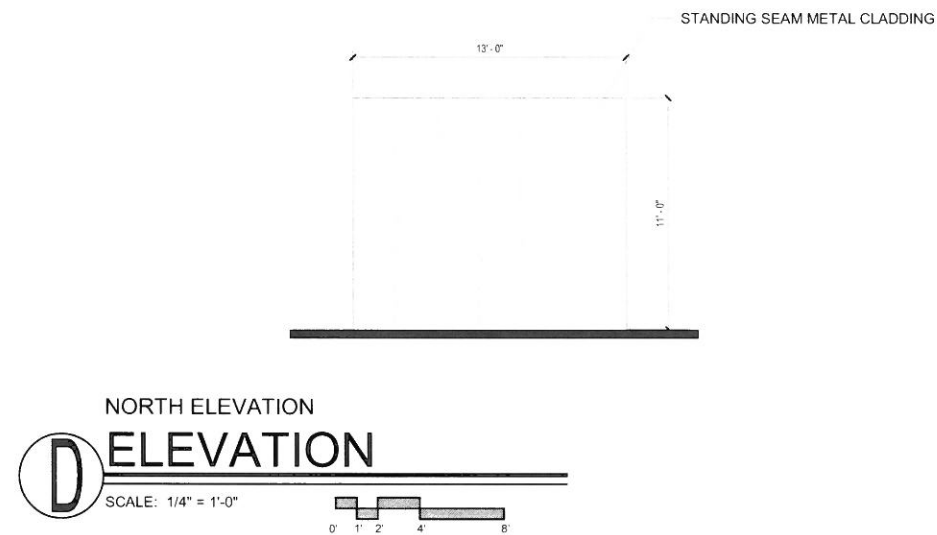
SCALE: 1" = 10'-0"



16 FEBRUARY 2020  
REVISIONS

A NEW DESIGN FOR THE :  
**HOOPES RESIDENCE RESIDENCE**  
1873 E GARFIELD AVE SALT LAKE CITY, UT 84105

**A1.2**  
SITE PLAN



16 FEBRUARY 2020  
REVISIONS

A NEW DESIGN FOR THE :  
**HOOPES RESIDENCE RESIDENCE**  
1673 E GARFIELD AVE SALT LAKE CITY, UT 84105

**A3.1**  
1/4" ELEVATIONS &  
SECTION



## ATTACHMENT C – ADU ZONING STANDARDS

### 21A.40.200 – ACCESSORY DWELLING UNITS:

ADU STANDARDS	PROPOSED	COMPLIES ?
<b>SIZE:</b> ADU footprint shall not exceed <b>50% of footprint of principal dwelling</b> , up to a <b>maximum of 650 sf.</b>	The footprint of the principal dwelling on the property is 972 square feet and the footprint of the proposed ADU is <b>432 square feet, or approximately 44% of the footprint of the principal dwelling.</b>	<b>Complies</b>
<b>MAXIMUM COVERAGE:</b> The surface coverage of all principal and accessory buildings shall not exceed <b>40% of the lot area.</b>	Lot Size: 6,098 Sq. Ft. (0.14 Acres) Primary Dwelling: 972 Sq. Ft. Existing Detached Garage: 400 Sq. Ft. Proposed ADU: 432 Sq. Ft.  Proposed coverage of combined principal and accessory structures on the lot is 1,804 square feet or <b>31% of the total lot area.</b>	<b>Complies</b>
<b>HEIGHT:</b> Shall not exceed the <b>height of the single-family dwelling on the property</b> or <b>17 feet</b> , whichever is less.  *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 feet if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4 feet if the side or rear lot line is adjacent to an alley.	The height of the proposed ADU will be <b>11' tall.</b>	<b>Complies</b>
<b>SETBACKS:</b> New accessory structures shall be located a minimum of <b>4 feet</b> from any side or rear lot line.	The proposed ADU will be located <b>4 FT</b> from the rear lot line, and <b>4 FT</b> from the west side and <b>32 FT 5 IN</b> from the east side lot line.	<b>Complies</b>
<b>SEPARATION:</b> Shall be located a minimum of <b>10 feet</b> from any primary dwelling on the property or adjacent property	The proposed ADU will be located approximately <b>21 FT</b> from the house on the property and the closest house on an adjacent property is approximately <b>28 FT 3 IN.</b>	<b>Complies</b>

<p><b>ENTRANCE LOCATIONS:</b> The entrance to an ADU in an accessory building shall be located:</p> <p><b>(1)</b> Facing an alley, public street, or facing the rear façade of the single-family dwelling on the same property.</p> <p><b>(2)</b> Facing a side or rear property line provided the entrance is located a minimum of <b>ten feet (10')</b> from the side or rear property line.</p> <p><b>(3)</b> Exterior stairs leading to an entrance shall be located a minimum of <b>ten feet (10')</b> from a side or rear property line unless the applicable side or rear property line is adjacent to an alley in which case the minimum setback for the accessory building applies to the stairs.</p>	<p>The proposed entry is facing the east side lot line and does not have any exterior stairs.</p>	<p><b>Complies</b></p>
<p><b>REQUIREMENTS FOR WINDOWS:</b></p> <p><b>(1)</b> Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</p> <p><b>(2)</b> Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</p>	<p>Proposed windows meet building code requirements for egress. Windows are similar in dimension and design as the windows on the principal structure.</p>	<p><b>Complies</b></p>
<p><b>PARKING:</b> Minimum of <b>one parking space</b> on site</p> <p>*This requirement may be waived if there is legal on-street parking along the street frontage of the property OR if the property is within ¼ mile of a transit stop.</p>	<p>There is an existing 2-car garage on the site that accommodates the parking for the single-family home and an off-street parking spot has been designated in the driveway for the ADU.</p>	<p><b>Complies</b></p>

## **ATTACHMENT D – CONDITIONAL USE STANDARDS**

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### **21A.54.080 Standards for Conditional Use**

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

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

**Analysis:** The proposed ADU use is in the R-1/7,000 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 C](#), the ADU complies with the requirements of 21A.40.200.

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

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

**Analysis:** The proposed ADU is anticipated in the R-1/7,000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property. All the surrounding uses are single-family residential homes and the proposed ADU is also a residential use.

**Finding:** The proposed development and use is generally compatible with the surrounding uses. It is a residential use located in a residential neighborhood.

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

**Analysis:** The proposal is located within the Sugar House Planning Area. The Sugar House Community is characterized by stable residential neighborhoods with unique architectural styles and development patterns. The existing zoning on the property is R-1/7,000, single family residential.

*The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and*



*compatible development patterns and to preserve the existing character of the neighborhood.*

The purpose of accessory dwelling units are to:

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

The proposed ADU is consistent with the aspiration of the Sugar House Master Plan to “provide a diversity of housing types, sizes, and prices in the community as a whole.”

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 proposed 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
<b>1. This title specifically authorizes the use where it is located</b>	<b>Complies</b>	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/7,000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in <a href="#">Attachment C</a> .

<b>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</b>	<b>Complies</b>	<p>The use is located in an area zoned and designated by the associated master plan for low density residential. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance and supports goals outlined in Growing SLC: a Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.</p>
<b>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</b>	<b>Complies</b>	An ADU is residential in nature and the subject property is in a single-family residential neighborhood. The unit will also be relatively compact with a footprint of 432 square feet.
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	The scale of the proposal will be compatible with the main house on the property and meets the footprint and height requirements for an ADU. Though it has a flat roof unlike neighboring homes, it does not exceed the 17-foot height limit for ADUs. Its location in the corner of the site that minimizes impacts to adjacent properties.
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	The main house and ADU on the subject property will be accessed from Garfield Avenue. No new access points are proposed and the proposal will not impede traffic flows.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	It's not anticipated that the addition of the accessory unit will create any adverse impacts in terms of motorized, non-motorized and pedestrian traffic.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The proposed ADU will not affect circulation for pedestrians and bicycles in the area. A concrete walkway (shown on the site plan) is proposed to lead from the driveway to the ADU.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	The proposed ADU proposed an off-street parking space with internal circulation to mitigate unreasonable impacts on the street.

<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	An off-street parking space is provided in the driveway. Tandem parking is allowed for ADU's per 21A.40.200.E.G.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	Public Utilities supports the conditional use.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The surrounding properties are all residential uses and the proposed use is also residential.
<b>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</b>	<b>Complies</b>	The use does not significantly impact sustainability plans. Environmental impacts are not anticipated to be associated with the proposal.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The proposed use is an accessory residential structure and is compatible with the surrounding uses as they are also residential.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	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.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	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 use, Staff finds that with the conditions identified in the analysis, the request complies with the criteria listed above.



# **ATTACHMENT E – PUBLIC PROCESS & COMMENTS**

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## **Public Notice, Meetings, Comments**

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

- March 13, 2020 – Notice of the proposed ADU was provided to the Sugar House Community Council as well as property owners and residents within 300 FT of the project.
- April 20, 2020 – Staff attended the virtual Sugar House Community Council meeting on April 20, 2020. The applicant presented and answered several questions that were raised. Generally, the SHCC is not supportive of ADU's in their area. For this ADU, the community council voted against approving the request.

A formal letter reporting the council's position is attached. There is a mix of opinions; some neighbors are concerned about additional buildings on small lots and increased traffic and parking needs. Others have stated they do not have concerns regarding the application.

## **Notice of the public hearing for the proposal included:**

Public hearing notice mailed June 3, 2020.

Public notice posted on City and State websites and Planning Division list serve on June 11, 2020.

Public hearing notice posted on June 10, 2020.

## **Public Input:**

In general, the surrounding neighbors do not support the approval of this ADU due to concerns about traffic and parking. In addition to the feedback gathered by the SHCC three residents emailed their concerns to Staff. Copies of these emails have been included with this staff report.



May 13, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair

RE: PPLNPCM2020-00156 Conditional Use Request for ADU at 1673 E Garfield Avenue

The Sugar House Community Council did its usual review of this land use request. We put the project on our website, with a comment form for people to give us feedback. We made a flyer and put it on the porches of homes on the two side streets, and included a link to the project and feedback form. We received a number of comments, which are attached. We also put this in our newsletter, which reaches about 1800 people, and it was one of the seven land use projects on the agenda for our virtual LUZ meeting on April 20.

The request is to build an ADU at this address. This will be a standard Modal Living, Inc., building, detached from the house and located in the rear yard. The ADU will be 432 square feet and 11' tall. One parking space is provided on site. The lot seems to be small for one in the R1/7000 zone. As I look at the yard, with minimal information about the size of the lot, it looks to me with the ADU, the garage, and the shed, that would exceed the 50% allowable coverage. And, it is stated that there will be one parking space provided for the ADU in the existing driveway. I ask you to look at the attached satellite view photo from Google Maps. Notice two cars already using the driveway turnaround space. That tells me that there will not be space in the driveway for the tenant of the ADU. And, comments from the neighbors indicate that the street parking is already full most of the time.

Comments from the neighbors indicate three are in favor, and six are adamantly opposed. It may not be worth living in a single-family house if the majority of the lot is filled with buildings. There is general concern that there are many rentals, filling the streets with traffic and extra cars to park.

The stated goal of using the construction of ADUs to make more affordable housing available has, in not one of the ADUs approved, been achieved. All are market rate and come at the cost of decreased privacy of adjoining neighbors, increased neighborhood crowding and congestion and increased parking issues. The wholesale approval of any and all ADUs should be reconsidered especially on relatively smaller lots with other existing outbuildings

Enclosures

Comments from the website or emails

Flyer

Google maps photo Satellite View of the parcel

## **COMMENTS FOR 1673 EAST GARFIELD ACCESSORY DWELLING UNIT**

----- Forwarded message -----

From: **helen** <[helenade@hotmail.com](mailto:helenade@hotmail.com)>

Date: Tue, Mar 24, 2020 at 9:58 PM

Subject: 1673 East Garfield Avenue

To: [minnesotaute76@gmail.com](mailto:minnesotaute76@gmail.com) <[minnesotaute76@gmail.com](mailto:minnesotaute76@gmail.com)>

Thanks for returning my call this morning.

I received a letter in the mail (see attached) regarding the construction of a unit at 1673. As a neighbor I do not want this additional structure to be erected in my neighborhood. When I purchased my home, I was told that home owners would not be unable to add another building in their yard or add to their home based on neighborhood/city ordinance. This of course does not include a garage for the purpose of storing one's car or personal items.

Sugar house is ideal for investors (near 2 universities and hospitals) as they buy homes in my area and rent them out – resulting in significant depreciation of my property value in addition to increased traffic and noise (I and my neighbors have children so this is a big concern for me). Certain interest groups (i.e. investors) welcome this move as this would allow them to add additional structures. However, they do not live here, I do and I have many concerns.

- The aesthetics and my property value for my home will be severely affected. It starts in Garfield but we would see a surge in these additional homes throughout Sugar house. Also, see request to add these homes not only to the back of the property but to the front as well.
- My view will be affected by this structure in my neighbor's back yard as well, as I will be looking at this new structure every day. Again, this can significantly depreciate my property value.
- We currently have homes that have converted their basements into mother-in-law apartments, and I already feel the effect of parking, as I have cars parked in front of my home and I have difficulty parking by my own home. Instead of this addition, why doesn't the homeowner convert his basement into a mother in law apartment?
- Based on the housing rules in Salt Lake City, I was under the impression that the lots in Sugar house are small and were designed for a single-family home, with green space in mind. This addition would be a contradiction to this.

Due to the COVID-19 pandemic, meetings have been cancelled or moved online, and some offices have closed, with persons working remotely. Please note that we have elderly home owners who may have difficulty participating in an online meeting. Can a meeting be deferred to a time when we can have a traditional meeting, so that all stake holders in the community participate. The letter did not have a date on it nor did it indicate when a meeting would take place.

Thank you, Helen

**Helen Aderibigbe** [wordpress@www.sugarhousecouncil.org](https://www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net) Fri Apr 17 9:17 PM  
(1 day ago)

to me

From: Helen Aderibigbe <[helenade@hotmail.com](mailto:helenade@hotmail.com)>

Subject: 1673 Garfield ADU Website Feedback

Message Body:

I do not want this in my neighborhood. Traffic will increase, noise level will increase and serve as a fire hazard. My property value will decrease together with the neighborhood's value as well.



From: Anonymous <[anonymous@gmail.com](mailto:anonymous@gmail.com)>  
Subject: 1673 Garfield ADU Website Feedback

Message Body:

Please look at projects such as 2300 S 2000 E. This is what I call a loophole ADU. Planning has allowed full living quarters in the basement with an entry at the front. They were not required to go through the conditional use process. Planning recommends an interior stair between the loophole ADU and main house so that it's not considered a true ADU, but it's pretty obvious that it will be used as one. Please keep planning in check.

**EUGENE FREDERICK SARTAIN** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net) Wed, Apr 15, 5:06 PM  
(4 days ago)

to me

From: EUGENE FREDERICK SARTAIN <[genefredsartain@gmail.com](mailto:genefredsartain@gmail.com)>  
Subject: 1673 Garfield ADU Website Feedback

Message Body:

i am in favor of permitting this backyard dwelling unit

regards

gene sartain

8015543795

**Susan Phillips** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net) Wed, Apr 15, 2:47 PM  
(4 days ago)

to me

From: Susan Phillips <[susanp2@mstar.net](mailto:susanp2@mstar.net)>  
Subject: 1673 Garfield ADU Website Feedback

Message Body:

I apposition ADUs in this neighborhood. The lots are not large and there is limited street parking.

**Thea Brannon** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net) Thu, Mar 26, 2:33 PM

to me

From: Thea Brannon <[theabrannon@yahoo.com](mailto:theabrannon@yahoo.com)>  
Subject: 1673 Garfield ADU Website Feedback

Message Body:

Looks reasonable to me.



**Michael Bagley**

to me

Hello Judi,

10:49 AM (24  
minutes ago)



I reviewed the Garfield ADU proposal and I personally do not have any heartburn with the project. I have not heard any feedback from any of my neighbors regarding the project. It looks to me like the setbacks and height of the unit ( 11ft, single story) should not significantly impact the privacy of the neighboring backyards. They are providing one parking spot in the existing driveway so hopefully an additional vehicle should not have too big an impact on the street.

From: Jadesola Aderibigbe <[Jadesolaaderibigbe@yahoo.com](mailto:Jadesolaaderibigbe@yahoo.com)>  
Subject: 1673 Garfield ADU Website Feedback

**Message Body:**

I am against the installation of the ADU. This would further clutter the streets of Garfield with additional cars, increase traffic and increase noise in the quite neighborhood. "onsite parking" means tenants would be parking anywhere on the streets of Garfield and not within the property zone of 1673 which will restrict parking for homeowners in front of their own homes as we've already experienced with current rental properties on the street. This is a quite family neighbourhood and I would like for it to remain as such.

**Concerned Neighbor [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net)**

7:12 PM 149 minutes ago)

to me

From: Concerned Neighbor <[Wallyorders84109@mail.com](mailto:Wallyorders84109@mail.com)>  
Subject: 1673 Garfield ADU Website Feedback

**Message Body:**

This will make this house a permanent rental property.  
Both short term rentals -nightly and long term for slum lords..  
There are enough rental properties in the 1600 block of Garfield.  
There are 4 rentals in the last 10 houses on the block.  
This more than enough..  
We don't need more rentals.

I have been living in the area since 2009 and was not aware of this change. I keep hearing that there is a shortage of homes however; everywhere I go in Salt Lake City I see new town homes, condo, homes and apartment complexes being constructed. A few examples:

- in my area there are 5 custom homes marked for construction, "East Sugarhouse Place"
- There is a mega complex of apartments between 1100 east and 21 south that is under construction and one that is complete
- Legacy village
- Wilmington flats
- Liberty Village
- Sugar House Apartments by Urbana
- Near 1646 east and 1700 south – one lot was converted into 4 homes, built within the past 5 years

Adding a second structure in a lot designed for a single home is only going to decrease the value and turn the area into a shanty town. Short term the property has increased square footage, hence more money, but the overall value of the property and area will decrease. I foresee home owners erecting these structures and renting them as Air B&B and to students increasing traffic, and noise levels thus causing more problems to neighboring properties. An additional safety concern is that if the attached property catches on fire, then neighboring properties can get damaged due to close proximity and lack of access. Adding these secondary structures will convert the area into a shanty town, and obstruct



home owners views of the neighborhood. With Covid19 I have a whole new appreciation for the open space in my yard and I do not appreciate having to see an additional structure blocking my view when I go outside my home.

Suggestion, as home owners and investors plan to add these ADU into their back yards for now, rather than post these flyers on the street affected, why not post these flyers on all homes in sugar house. We can get the input from the entire neighborhood. Hear what persons who live near these ADU's feel about. If the trend continues with ADU, I won't be surprised to hear 10 years from now persons wanting to add ADU to the side and front of their property, claiming "housing shortage".

Several home owners in the area did not attend the meeting due to lack of internet at their homes, transitioning in and out of homes, also the flyer posted on homes stated that the meeting would start at 7, when the meeting actually started at 6pm see flyer below.

As a home owner what are my options to prevent this from happening?

Thanks, Helen

From: Steve Best <[stevebest1@msn.com](mailto:stevebest1@msn.com)>  
Subject: 1673 Garfield ADU Website Feedback

Message Body:

We could not be any more opposed than we are to this proposed accessory dwelling unit on the property at 1673 E. Garfield. We are the neighbors who would be negatively affected the most by this unit since our backyard is directly behind the proposed building spot for this unit. We have a patio in our backyard that will lose most of its charm by having a view of an 11' wall rather than trees and mountains like we have now. These streets in sugarhouse are so charming -- small homes, small lots. They are not made for multiple structures to fit in a non-invasive manner. This home already has a detached garage along the back property line, so this in effect adds a third structure on this lot and completely consumes the back portion of this property.

I understand that various spots on main streets in sugarhouse, lots have been subdivided for multiple dwellings on what was previously a single family lot. This is a completely different situation where none of the surrounding homes in any direction have been authorized for multiple dwelling units and all of the homes are small, cute, and single family. Beyond the decrease in our property value, and ruining the tranquility and view in our backyard, I just don't like the precedent this sets in terms of changing the feeling of this beautiful neighborhood.

Please keep in mind that these are very small lots that were never meant to contain multiple units. I hope this would never be allowed to happen.

I love the area of sugarhouse that we live in, and would be so disappointed to see this happen to the neighborhood.

Please ask yourselves if this is the type of view you would want in your backyard.

Thanks,

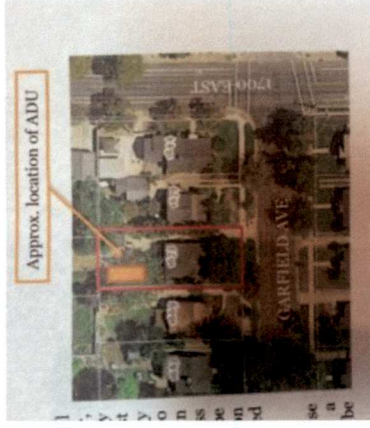
Steve Best



## 1673 Garfield Street Accessory Dwelling Unit

## 1673 Garfield Street Accessory Dwelling Unit

www.sugarhousecouncil.org



Approx. location of ADU

The applicant is requesting a **Conditional Use to construct an Accessory Dwelling Unit at 1673 Garfield**. The ADU is proposed to be detached from the house and will be located at the rear yard. The ADU will be 432 square feet, include one-bedroom and be 11 feet in height. A single-family house is currently on the subject property. One parking space is provided on-site for the ADU.

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal may be on the agenda of the Sugar House Community Council Land Use and Zoning Committee April 20 at 7 p.m. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

If we don't get any comments, we may not put this on the agenda, we have 7 Land Use items for that hour, and it is impossible to do them all.

The plans and the regulations for an Accessory Dwelling Unit are below:

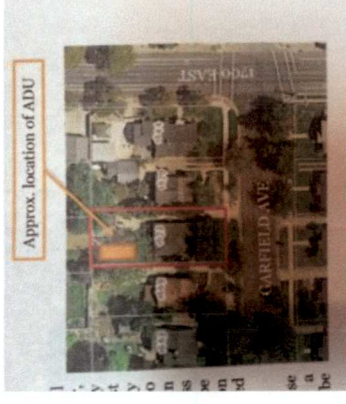
Go here to review the plans and provide a comment.

<https://www.sugarhousecouncil.org/1673-e-garfield-adu/>



Sugar House  
COMMUNITY COUNCIL

www.sugarhousecouncil.org



Approx. location of ADU

The applicant is requesting a **Conditional Use to construct an Accessory Dwelling Unit at 1673 Garfield**. The ADU is proposed to be detached from the house and will be located at the rear yard. The ADU will be 432 square feet, include one-bedroom and be 11 feet in height. A single-family house is currently on the subject property. One parking space is provided on-site for the ADU.

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<https://www.sugarhousecouncil.org/1673-e-garfield-adu/>

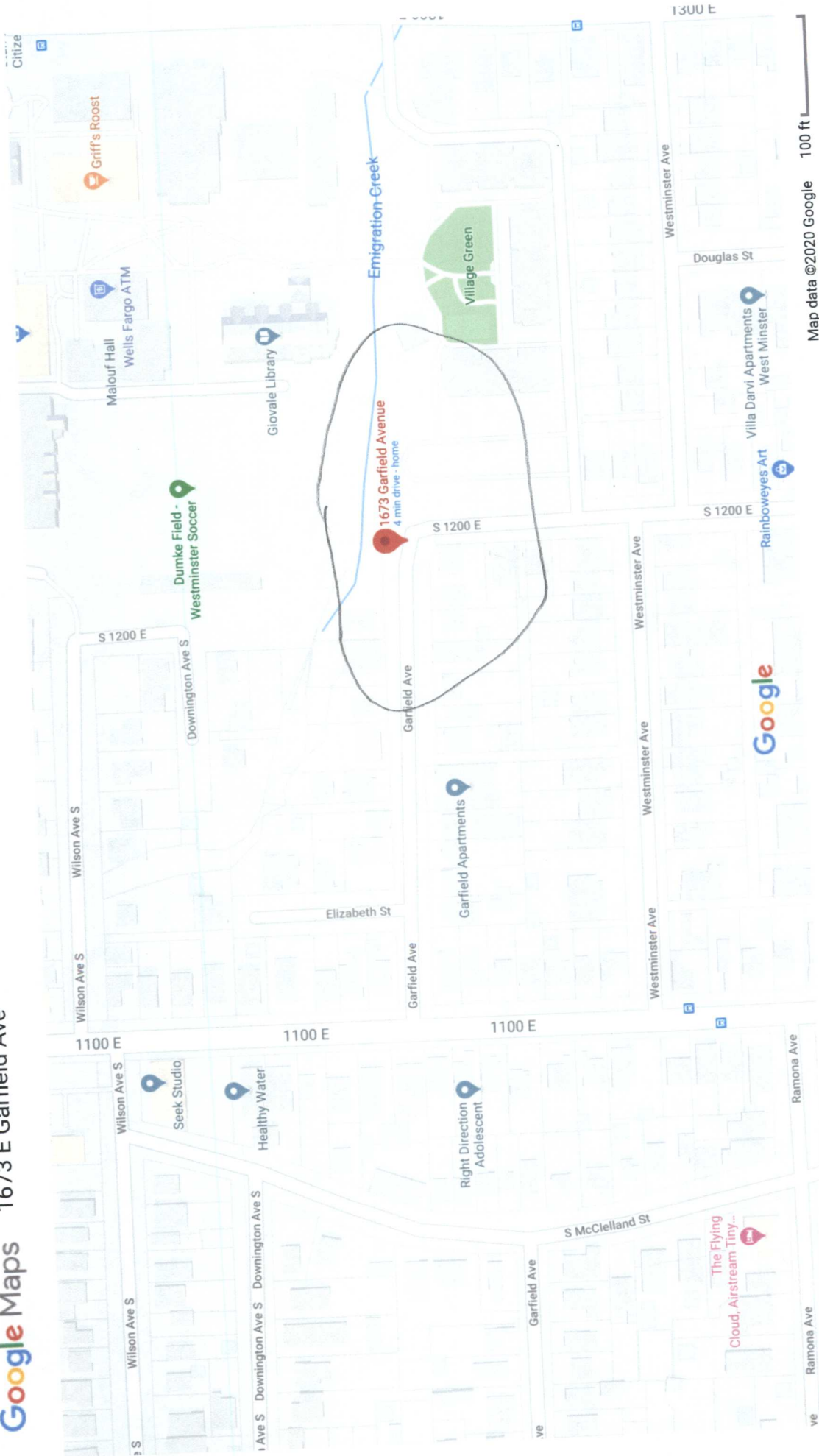


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COMMUNITY COUNCIL

www.sugarhousecouncil.org

Google Maps 1673 E Garfield Ave

2



Map data ©2020 Google 100 ft







**From:** [Dan Brennan](#)  
**To:** [Miller, Caitlyn](#)  
**Subject:** (EXTERNAL) Case # PLNPCM2020-00156  
**Date:** Wednesday, June 17, 2020 10:42:48 AM

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Caitlyn: Please pass along to Rep. Amy Fowler that I am against "Conditional Use ADU at approximately 1673 E. Garfield Ave. for the following reasons. Sugarhouse area has already seen a huge development over the past several years. Not only has there been unprecedented building of numerous condos and increased traffic and population in such a small geographic area, but now before us as a community there is a desire to change existing zoning which will in effect result in the last bastion of a sense of neighborhood and tranquility being lost. Not to mention, more cars in streets in front of houses, more garbage collection, and more population density, all of which is why people buy houses in established neighborhoods like Sugarhouse in the first place. So, I see it as undesirable and negatively affecting house prices etc in future. Vote against it Amy! Sincerely, Dan Brennan 801-891-5782 p.s. thanks for all you do.



**From:** [Michael Connaughton](#)  
**To:** [Miller, Caitlyn](#)  
**Subject:** (EXTERNAL) Case #PLNPCM2020-00156  
**Date:** Tuesday, June 16, 2020 6:06:03 PM

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Hi,

I will be out of town for the Planning Commission meeting on June 24th. I do want to be on record that I am NOT in favor of allowing an ADU at 1673 East Garfield, On street parking is such that I cannot even put my garbage cans in front of my own home most weeks and when I have visitors they have to park a fair distance away. This is not the fault of the homeowner requesting the ADU but adding additional residents to an already crowded street is not a good Idea.

Please let me know if this is not the correct way to provide my input.

Michael Connaughton  
1669 East Garfield  
208-516-6955

**From:** [Steven Best](#)  
**To:** [Miller, Caitlyn](#)  
**Subject:** (EXTERNAL) Proposed Conditional Use Accessory Dwelling Unit at 1673 E Garfield Avenue  
**Date:** Thursday, June 11, 2020 10:45:55 PM

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Caitlyn Miller –

My name is Steve Best. My wife and I own the property at 1674 E. Downington Avenue which borders the backyard of the proposed Accessory Dwelling Unit (ADU) at 1673 E Garfield Avenue. We previously responded with our concerns about this proposed ADU (to Judi Short), so I assume that our specific opposition is on record.

I just wanted to follow up with a couple of questions:

First, the most recent notice that we received states that the ADU would be built in the northeast corner of the lot – which is where the garage currently stands. Can you confirm that this is correct; that the ADU would replace the garage and not be built on some other portion of the property?

Second, would a petition from all of our neighbors help to defeat this proposal? We are willing to do the legwork on this, if it would be considered by the planning council.

It would be such a shame to change the feel of our neighborhood (and the view from our backyard patio). We hate the precedent this would set by allowing additional building on these small, single-family residential lots.

Sincerely --

Steve Best