



Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amy Thompson, Senior Planner, amy.thompson@slcgov.com or 801-535-7281

Date: Published June 17, 2020

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2020-00242)

Conditional Use

PROPERTY ADDRESS: Approximately 1395 S Park Street
PARCEL ID: 16-18-230-025-0000
MASTER PLAN: Central Community
ZONING DISTRICT: R-1/5000 (Single Family Residential)

REQUEST: Mathias Richards, the owner of the property at approximately 1395 S Park Street, is requesting Conditional Use approval to construct an Accessory Dwelling Unit (ADU) to the rear of the house on the property. The property is located in the R-1/5000 (Single Family Residential) zoning district which requires a Conditional Use process for construction of an ADU.

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:

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.

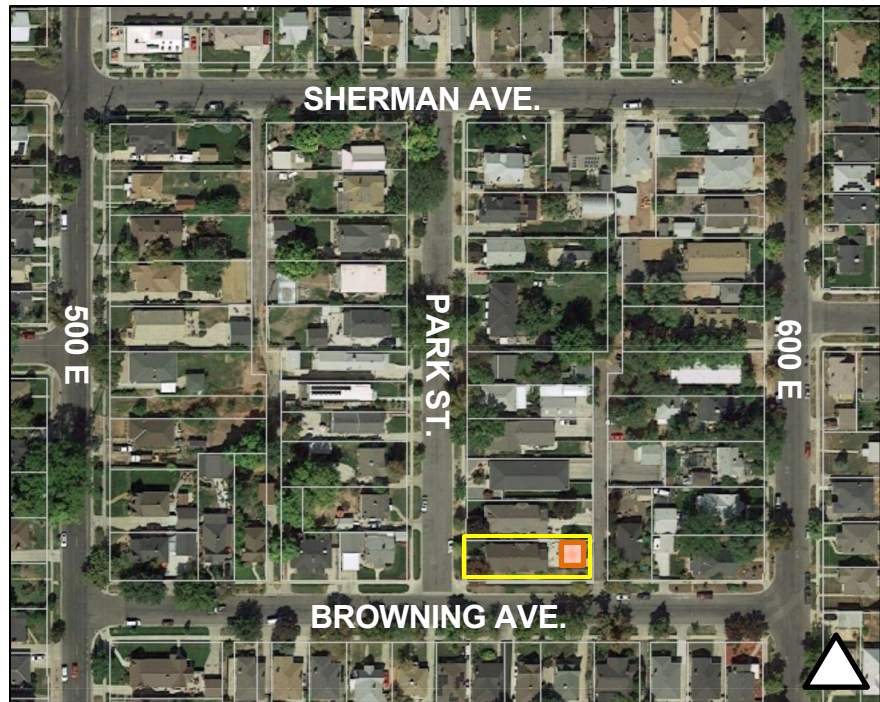
ATTACHMENTS:


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

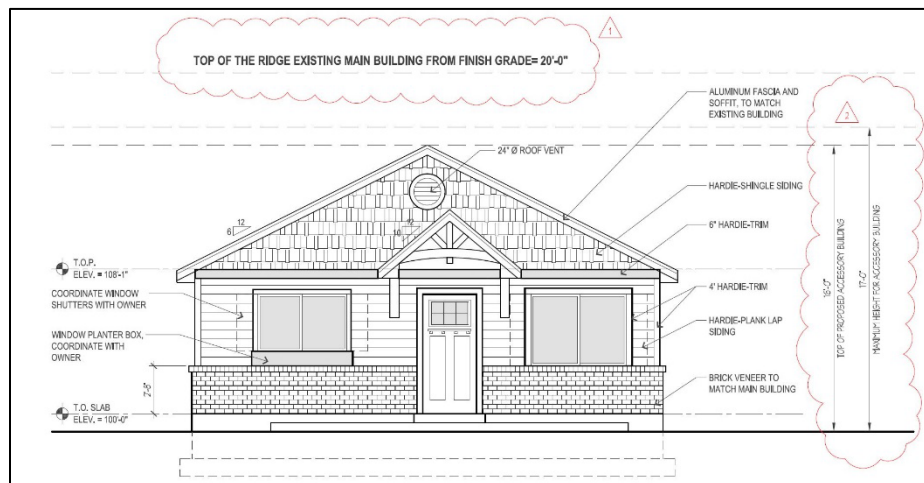
PROJECT DESCRIPTION:

The proposed project is for construction of a detached ADU to the rear of the house on the property located at approximately 1395 Park Street. The proposed ADU has 1 bedroom and one bathroom, and is approximately 650 SF. There is one on-site parking space proposed for the ADU that is accessed from Browning Avenue as well legal on street parking along the street frontage of the property on Browning Avenue and Park Street.

The proposed ADU has a gabled roof and a maximum height of approximately 16 FT. The primary exterior building materials are a brick veneer and a hardie-plank lap siding. The windows on the proposed ADU are similar in dimension to the main house on the property and smaller clerestory windows are provided on the side elevations to provide for additional light while providing privacy for adjacent properties. The entrance to the proposed ADU is facing Browning Ave. and includes an awning over the front door and pedestrian pathway connecting to the public sidewalk.



 Approximate location of proposed ADU



View of front elevation facing Browning Avenue

PLANNING COMMISISON REVIEW:

The property is located in the R-1/5000 zoning district, which is a single family zoning district. A Conditional Use process is required for any ADU's located in a single family zone. For complete analysis and findings in relation to the Conditional Use standards please refer to [Attachment F](#).

NEXT STEPS:

Approval of Conditional Use

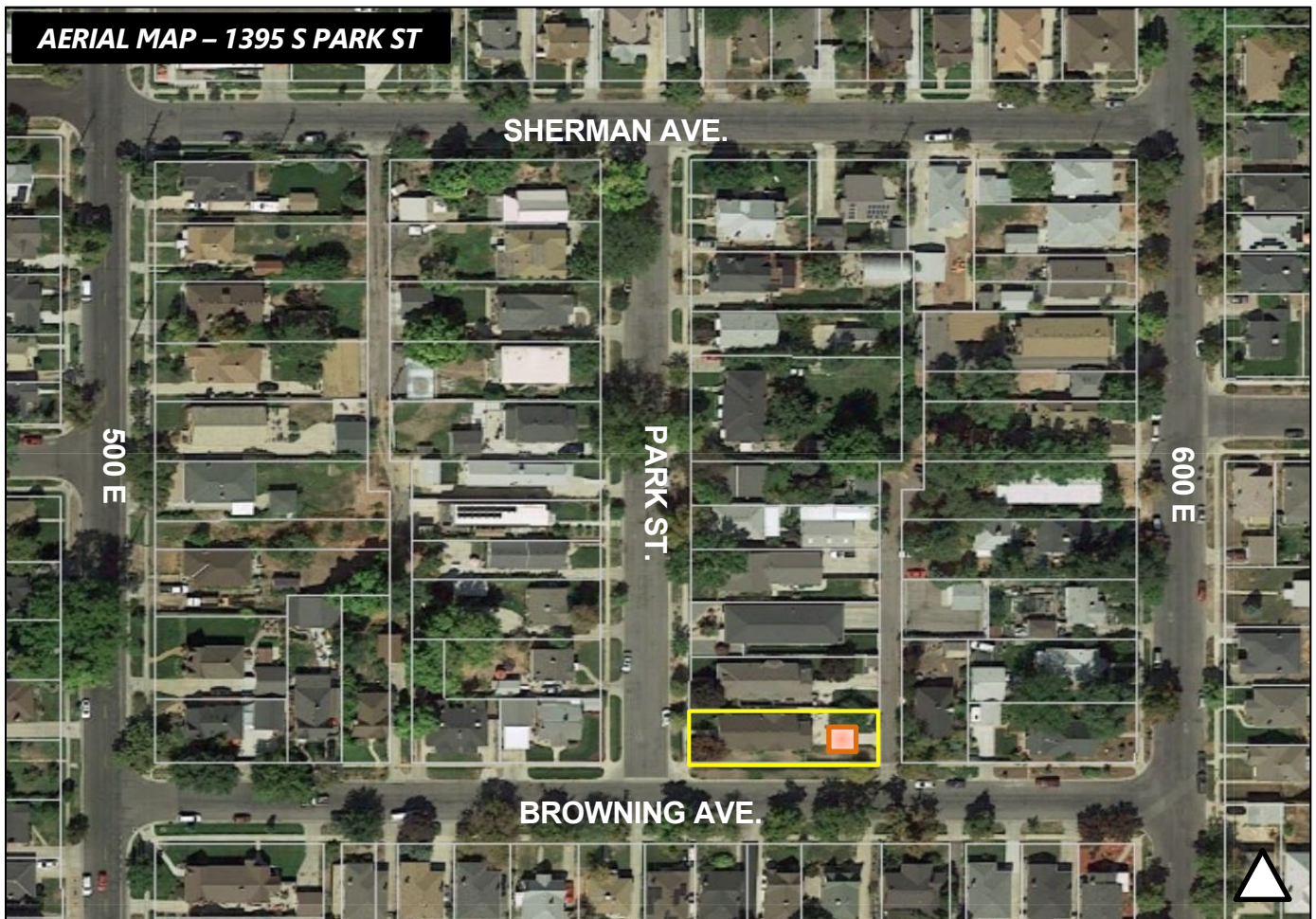
If the request is approved, the applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all the ADU requirements are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance.

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-1/5000 zoning district must be located a minimum of 1 FT from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 FT to the midpoint or 12 FT for a flat roof.

ATTACHMENT A – VICINITY MAPS



 *Approximate location of proposed ADU*

ATTACHMENT B – PLAN SET

Richards Residence ACCESSORY APARTMENT

1395 S Park Street, Salt Lake City, UT 84105



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REMODELING • ADDITIONS • NEW HOMES

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INDEX SHEET

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A3.1 SOUTH ELEVATION
A3.2 EAST, NORTH and WEST ELEVATIONS
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A4.2 BUILDING SECTION
A5.1 ARCHITECTURAL DETAILS
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PLAN REVIEW #1
CONDITIONAL USE



PLAN REVIEW #2
BUILDING HEIGHT



APPLICABLE CODES:

- 2015 IRC WITH STATE AMENDMENTS
- THE 2015 IECC
- THE 2015 IEBC
- 2014 NEC
- 2009 ACCESSIBILITY CODE ANSI A117.1
- CITY'S TITLE 21 - ZONING ORDINANCE.

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COVER SHEET INDEX

SHEET
TITLE:

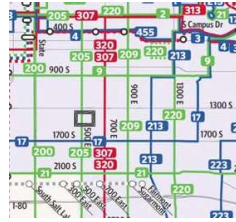
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May 21, 2020

A0.1

PARKING

Provide a minimum of one parking space in addition to existing parking on your property, could be in driveway. Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.



UTA Bus Route 307 & 320 is located at 0.2 miles from the property, see attached map.

SETBACKS

- Between the rear building wall of the home and the rear property line.
- At least 10 ft from any single-family dwelling, including the single-family home on the subject property.
- At least 4 ft from any side or rear property line if the ADU is a single story.

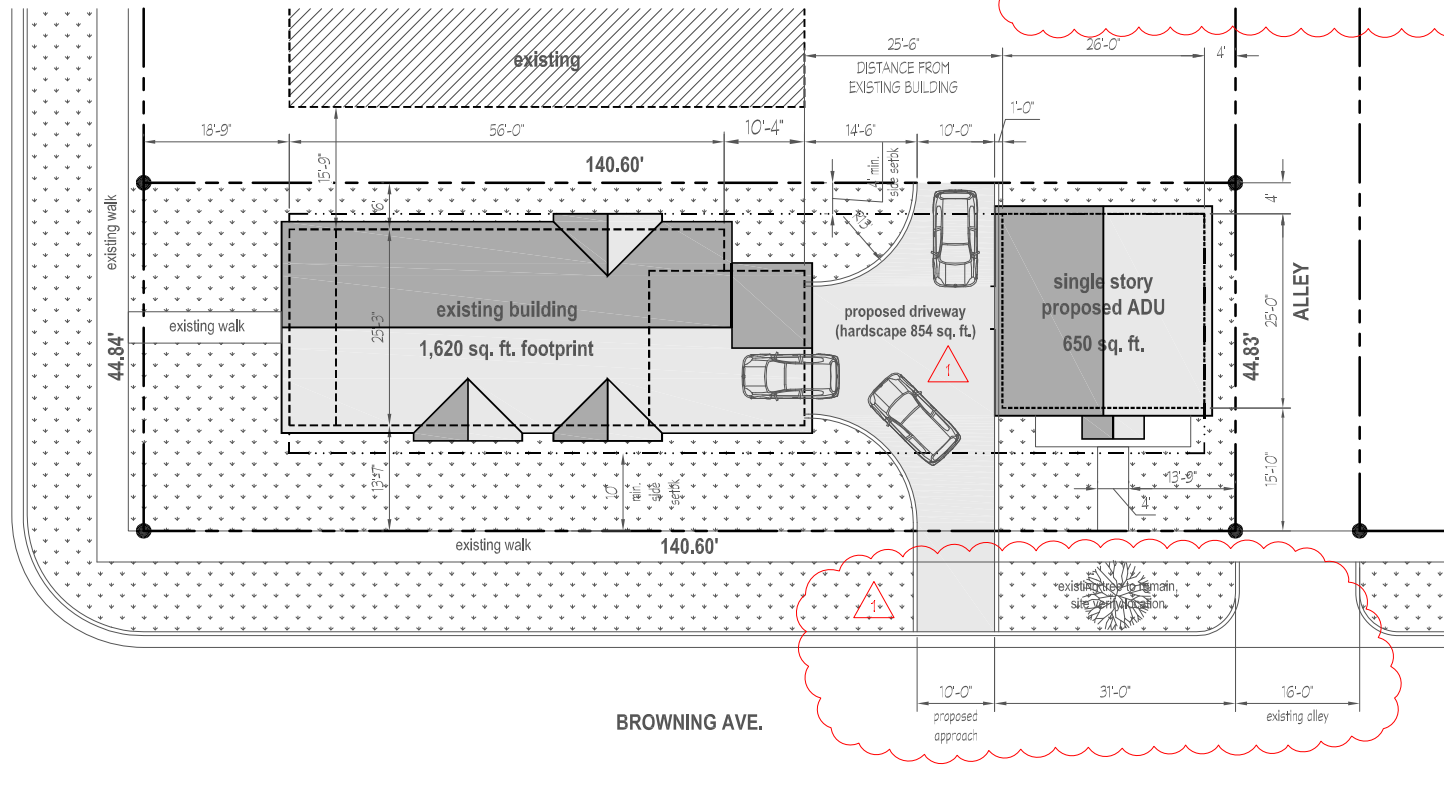
PARCEL RECORD

16-18-230-025
OWNER RICHARDS, MATHIAS
ADDRESS 1395 S PARK ST
TOTAL ACREAGE 0.14
MUNICIPAL ZONE R-1-5,000 AND LIBERTY WELLS
NATIONAL HISTORIC DISTRICT

BUILDING COVERAGE

BUILDING	AREA (sf)	PERCENTAGE
EXISTING BUILDING FOOTPRINT	1,620	26.0%
PROPOSED ADU	650	10.3%
TOTAL COVERED AREA	2,270	36.3%
LOT AREA	6,303sf	100 %

PARK STREET



BROWNING AVE.



SITE PLAN

SCALE = 1/16" = 1'-0"



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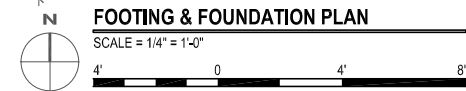
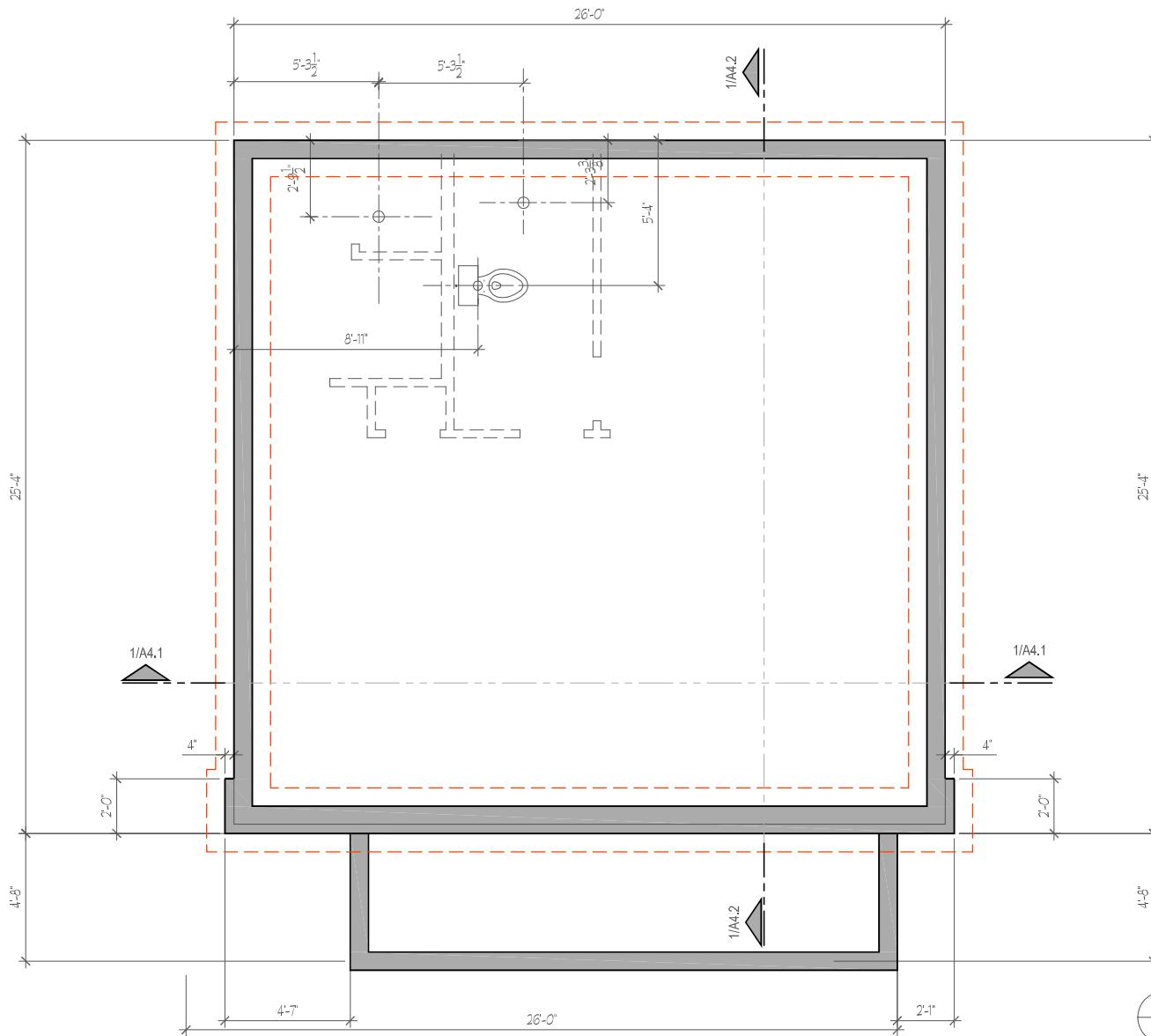
SITE PLAN

SHEET
TITLE:

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May 26, 2020

A1.1



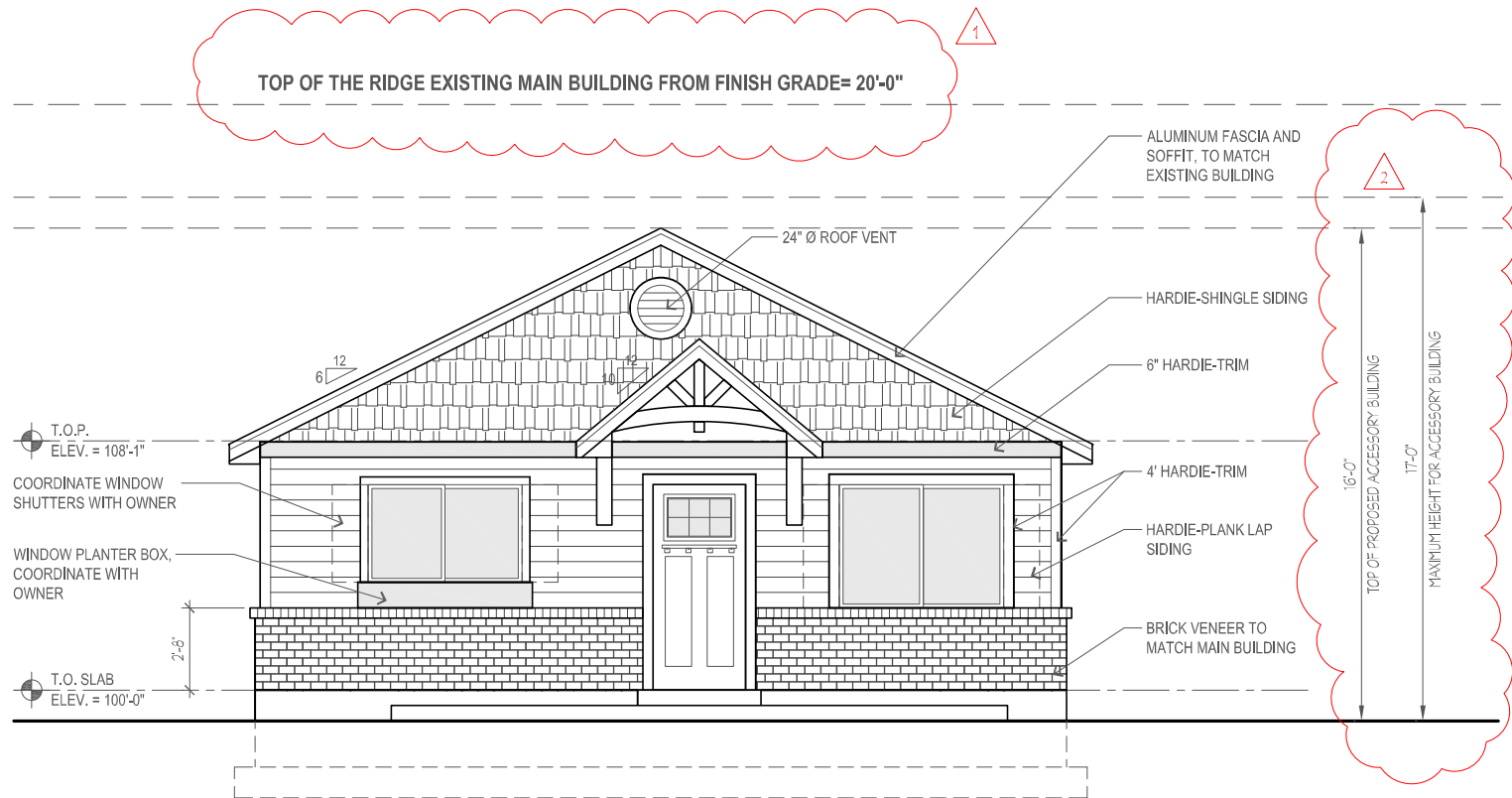
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SHEET
TITLE:
**FOOTING & FOUNDATION
PLAN**

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A2.1



SOUTH ELEVATION

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



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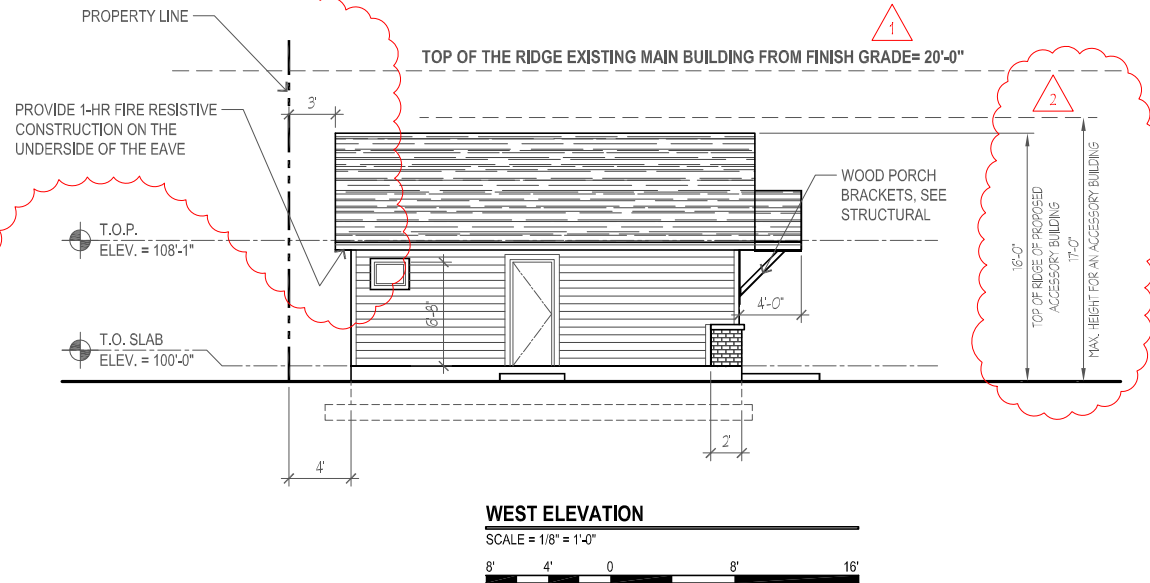
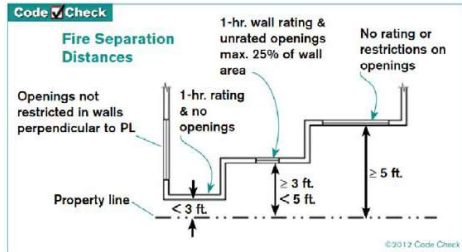
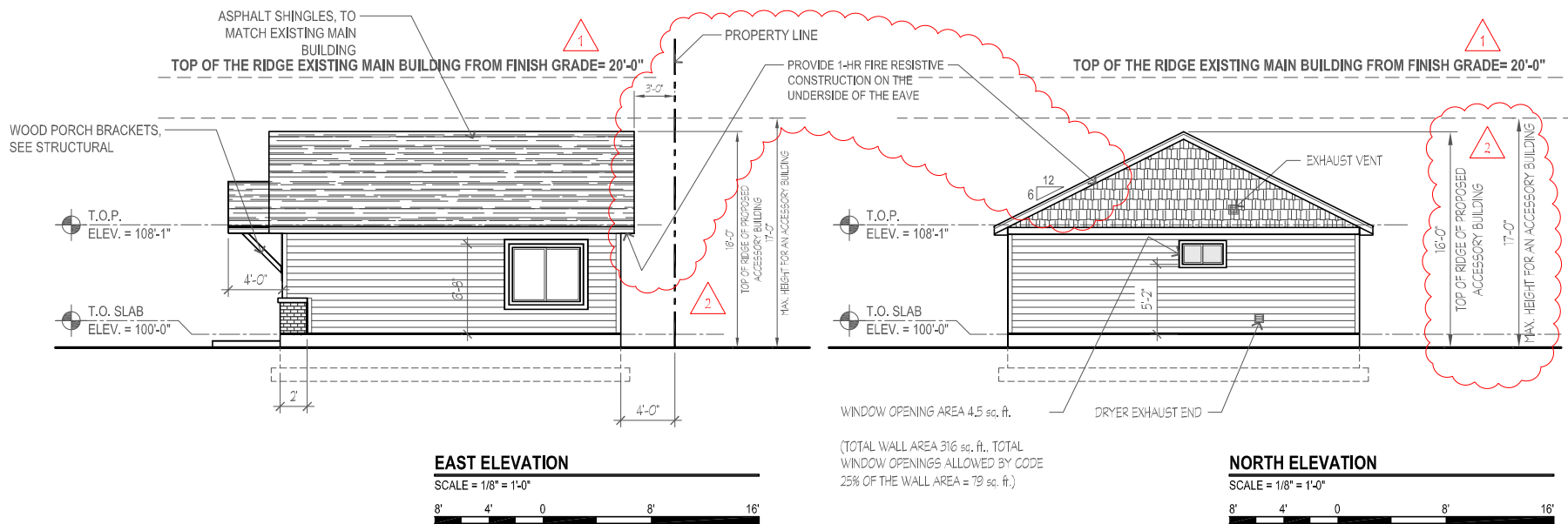
EXTERIOR ELEVATION

SHEET
TITLE:

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A3.1



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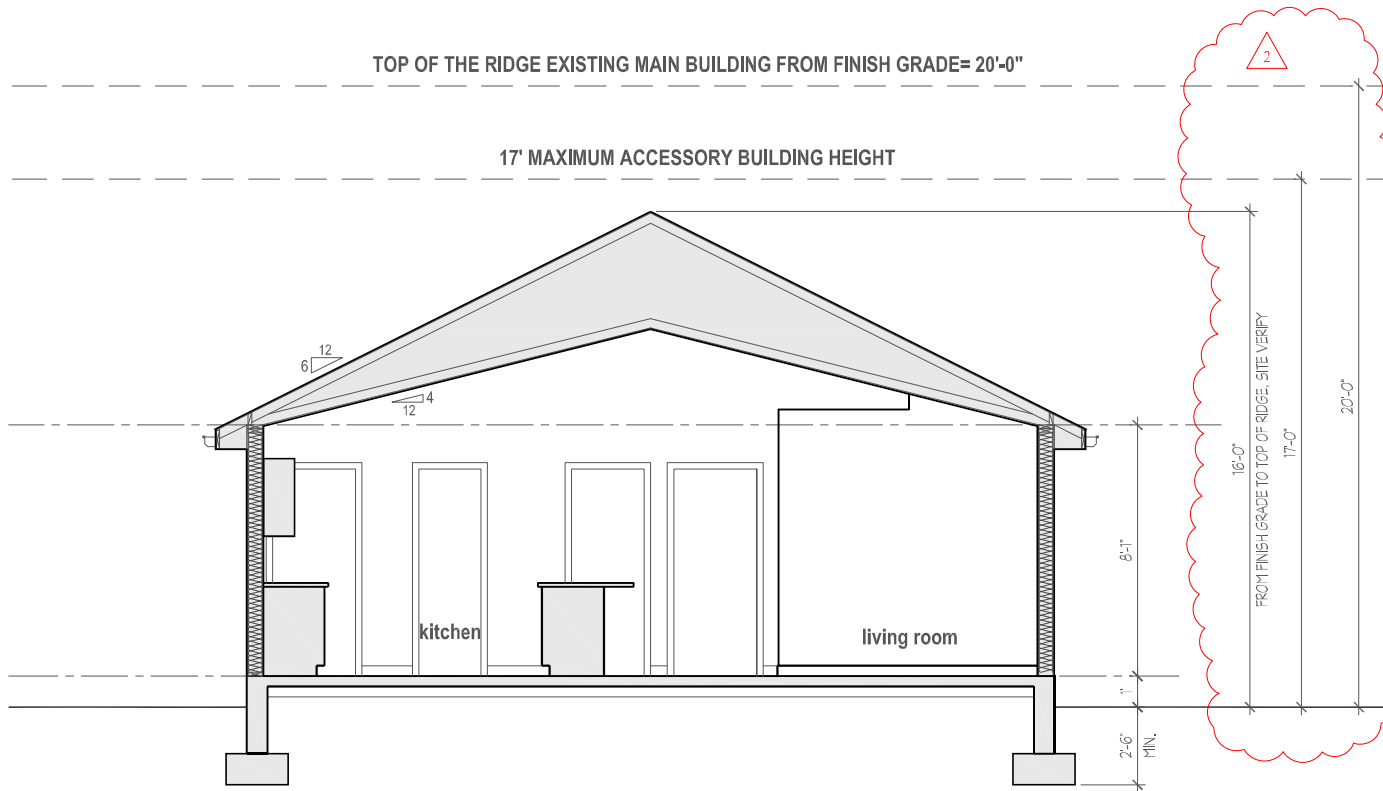
EXTERIOR ELEVATIONS

SHEET
TITLE:

DRAWN BY: A LOPEZ

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A3.2



BUILDING ASSEMBLIES:

a. VENTED ROOF SYSTEM:

- (from top to bottom)
- Asphalt shingles
- Ice and water shield @ eaves and valleys
- Roof sheathing, see structural
- Prefab roof trusses, see structural
- R-50 min. blow-in fiber glass insulation
- Smart vapor retarder (warm side of clg.)
- 1/2" gypsum board

b. EXTERIOR WALL SYSTEM:

- (from ext. to interior)
- Ext. finish as scheduled, see exterior elevations
- Weather barrier
- Wall sheathing, see structural
- 2x6 wood studs @ 16" o.c.
- R-23 min. h.d. blow-in insulation
- 1/2" gypsum board

c. WINDOW & EXT. DOORS SYSTEM:

- (from top to bottom)
- U-0.33 max. double pane low-e window system
- Verify values with energy report

d. CONCRETE FLOOR SYSTEM:

- (from top to bottom)
- Concrete slab, see structural
- 6 mil polyethylene or approved vapor retarder
- 4" min. loose gravel, see structural
- Compacted soil

BUILDING SECTION

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



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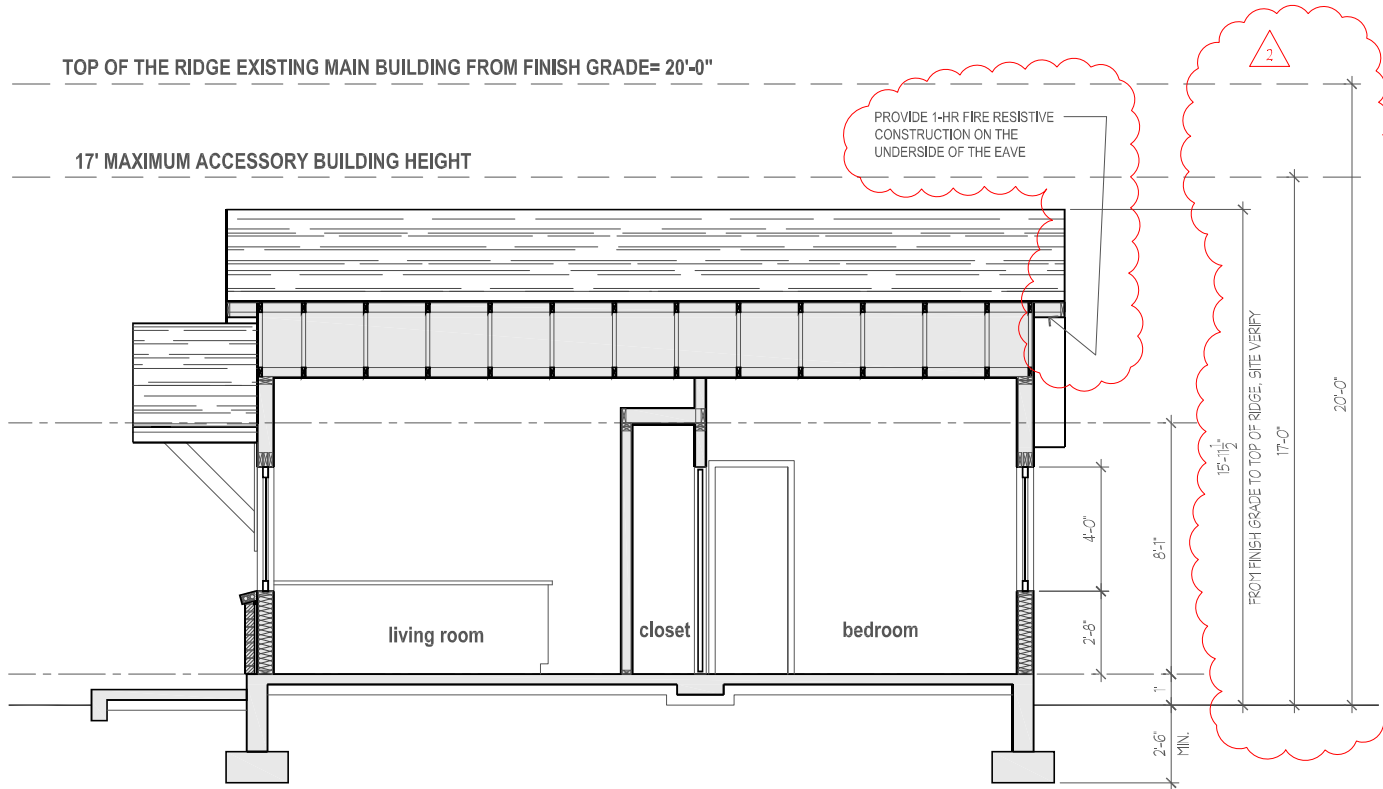
BUILDING SECTION

SHEET
TITLE:

DRAWN BY: A LOPEZ

May 21, 2020

A4.2



BUILDING ASSEMBLIES:

a. VENTED ROOF SYSTEM:

- (from top to bottom)
- Asphalt shingles
- Ice and water shield @ eaves and valleys
- Roof sheathing, see structural
- Prefab roof trusses, see structural
- R-50 min. blow-in fiber glass insulation
- Smart vapor retarder (warm side of clg.)
- 1/2" gypsum board

b. EXTERIOR WALL SYSTEM:

- (from ext. to interior)
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c. WINDOW & EXT. DOORS SYSTEM:

- (from top to bottom)
- U-0.33 max. double pane low-e window system
- Verify values with energy report

d. CONCRETE FLOOR SYSTEM:

- (from top to bottom)
- Concrete slab, see structural
- 6 mil polyethylene or approved vapor retarder
- 4" min. loose gravel, see structural
- Compacted soil

BUILDING SECTION

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



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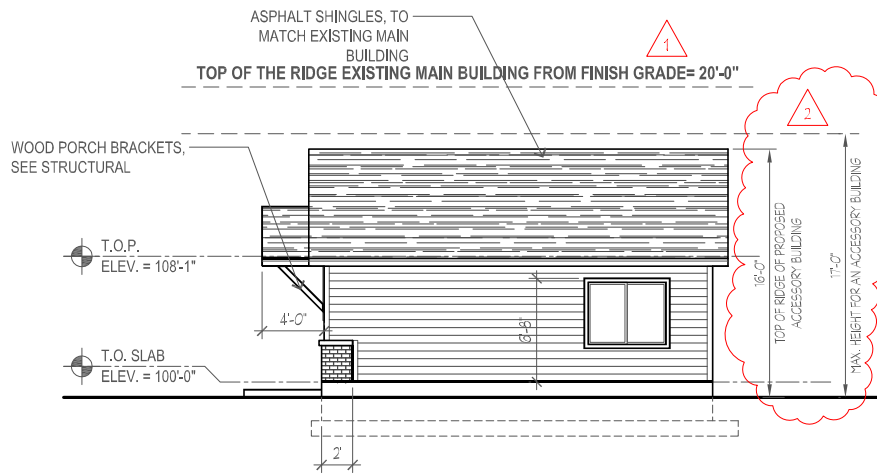
BUILDING SECTION

SHEET
TITLE:

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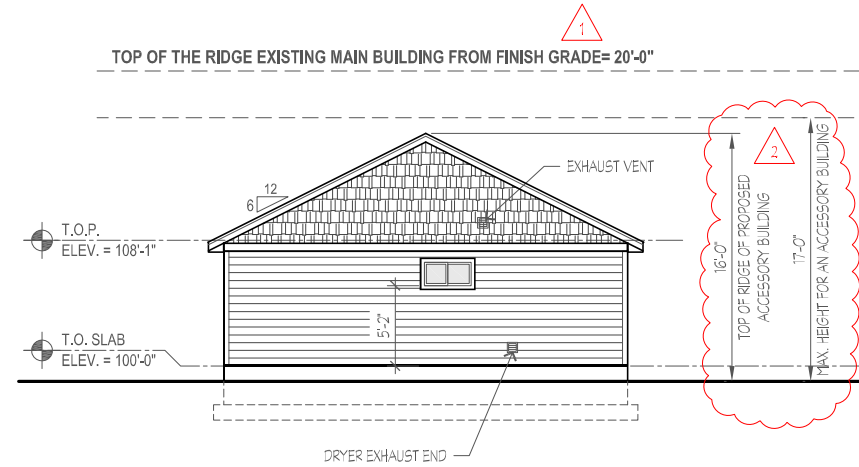
May 26, 2020

A4.1



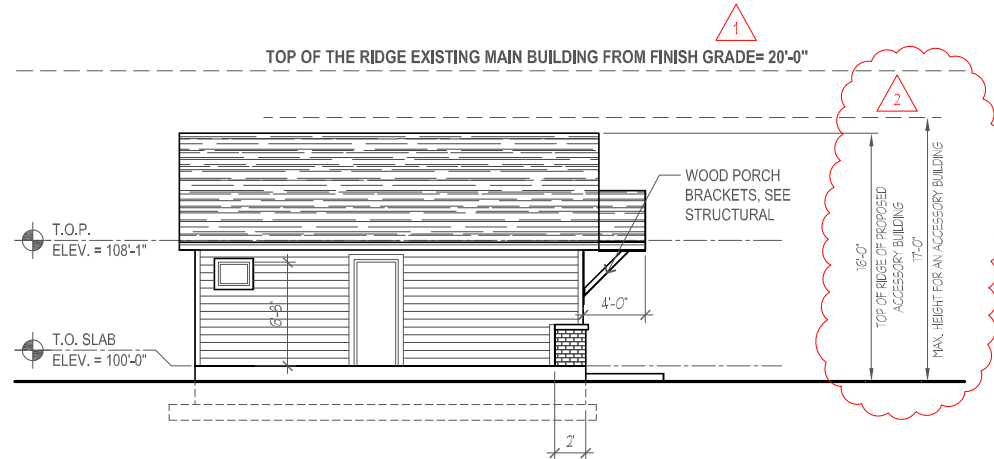
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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



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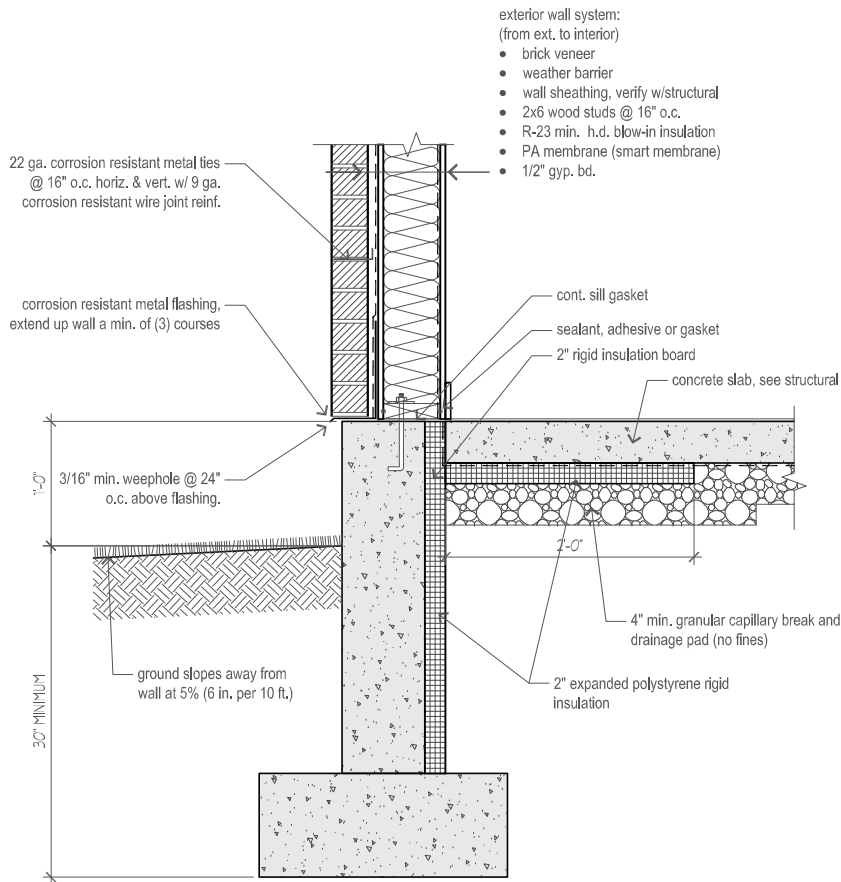
EXTERIOR ELEVATIONS

SHEET
TITLE:

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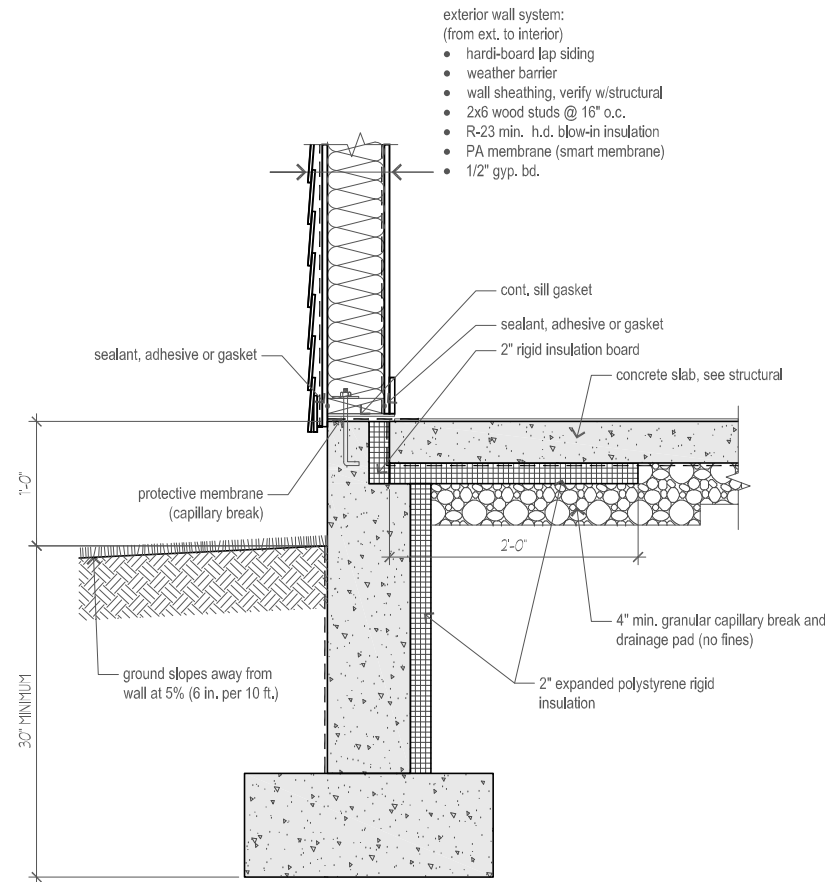
A3.2



FOUNDATION DETAIL

SCALE = 1" = 1'-0"

1' 1/2' 0 1' 2'



FOUNDATION DETAIL

SCALE = 1" = 1'-0"

1' 1/2' 0 1' 2'

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SHEET
TITLE:
ARCHITECTURAL DETAILS

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A5.1

DOOR & WINDOW SCHEDULE							
	ROOM NAME	ROOM SIZE	WINDOW SIZE	TYPE	NET CLEAR EGRESS AREA	TEMPERED GLASS	WINDOW SILL HEIGHT
A	KITCHEN	12' X 10'-9"	5'-0" X 3'-2"	HORIZ. SLDG.	10.0 sf		3'-6"
B	LIVING ROOM	13'-2" X 11'-3"	5'-4" X 4'-0"	HORIZ. SLDG.			2'-8"
C	BEDROOM	12'-1" X 10'-1"	5'-0" X 4'-0"	HORIZ. SLDG.			2'-8"
D	BATH	5'-1" X 10'-1"	3'-0" X 1'-6"	HORIZ. SLDG.			5'-1"
E	UTILITY ROOM	5'-7" X 10'-7"	2'-6" X 1'-6"	HORIZ. SLDG.			5'-1"
			DOOR SIZE				
1	LIVING ROOM	13'-2" X 11'-3"	3'-0" X 6'-8"	EXTERIOR		✓	
2	KITCHEN	12' X 10'-9"	2'-6" X 6'-8"	EXTERIOR		✓	
3	BEDROOM	12'-1" X 10'-1"	2'-8" X 6'-8"	INTERIOR			
4	BEDROOM-CLOSET	12'-1" X 10'-1"	(2) 3'-0" X 6'-8"	INT. BI-FOLD			
5	BATH	5'-1" X 10'-1"	2'-4" X 6'-8"	INT. POCKET			
6	BATH	5'-1" X 10'-1"	2'-4" X 6'-8"	INTERIOR			
7	PANTRY	2'-7" X 1'-7"	2'-0" X 6'-8"	INTERIOR			
8	UTILITY ROOM	5'-7" X 10'-7"	2'-8" X 6'-8"	INTERIOR			
9	MECHANICAL ROOM	3'-7" X 3'-0"	3'-8" X 6'-8"	INT. ACCORD			

WINDOW FLASHING IS TO BE
INSTALLED PER MANUFACTURER'S
INSTALLATION INSTRUCTIONS

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**DOOR & WINDOW
SCHEDULES**

SHEET
TITLE:

DRAWN BY: A LOPEZ

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A7.1

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

Project Description

We propose to build 650 square foot cottage style house that matches the look of the existing home to facilitate our mother.

Conditional use information

- Operating/delivery hours NA
- To the North is a fence and neighbors backyard. To the West is the driveway and the existing home. To the South is the sidewalk park strip and Browning Avenue. To the East is the alley and neighboring home.
- No employees this is residential
- Seating NA
- Yes we have talked to multiple nearby property owners with all positive feedback.

ATTACHMENT D – PROPERTY AND VICINITY PHOTOS



Primary house on the subject property – View looking east from Park Street



Primary house on the subject property – View looking north on Browning Avenue. ADU is proposed to the rear of the primary house



Browning Avenue - View of alley located to the rear (east) of the proposed ADU.



Browning Avenue – North side of the street adjacent to the proposed ADU



Browning Avenue – South side of the street across from the proposed ADU

ATTACHMENT E – ZONING STANDARDS FOR ADU'S

21A.40.200 – Accessory Dwelling Units

ADU STANDARDS	PROPOSED	COMPLIES Y/N
SIZE ADU footprint can be 50% of the footprint of the primary house up to a maximum of 650 SF .	Primary house is approximately 1,620 SF, ADU can be 50% of that up to a maximum of 650 SF . Proposed footprint is approximately 650 SF	Complies
MAXIMUM COVERAGE The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.	Lot size is 0.14 acres or 6,098 SF. 40% of the lot is 2,439 SF. Primary House - 1,620 SF Proposed ADU - 650 SF Total coverage – 2,270 SF. The surface coverage all principal and accessory buildings (including the proposed ADU) is approximately 37% of the lot.	Complies
HEIGHT 17 FT or the height of the single family dwelling on the property, whichever is less. *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 FT if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4' if the side or rear lot line is adjacent to an alley.	Approximately 16 FT	Complies
SETBACKS Minimum of 4 FT from any side or rear lot line. Corner side yard setback requirement – 10 FT	Located 4 FT from north interior side lot line and 4 FT from rear yard lot line which is adjacent to a 16 FT wide alley. Proposed corner side yard setback of ADU – 10 FT	Complies

<p>SEPARATION</p> <p>Located 10 FT from any primary dwelling on the property or adjacent property</p>	<p>Proposed ADU located approximately 25 FT 6 IN from the primary house on the property, and the closest house on an adjacent property is approximately 28 FT 6 IN.</p>	<p>Complies</p>
<p>ENTRANCE LOCATIONS</p> <p>The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> Facing an alley, public street, or facing the rear façade of the single family dwelling on the same property. 	<p>The entrance for the proposed ADU is oriented toward Browning Avenue, which is a public street.</p>	<p>Complies</p>
<p>REQUIREMENTS FOR WINDOWS</p> <ul style="list-style-type: none"> Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley. Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure. 	<p>Egress windows are required in habitable space. To meet these requirements, the bottom of the egress window opening can't exceed 44 IN from the finished floor. The minimum opening area of the egress window is 5.7 SF, the minimum egress window opening height is 24 IN high. The minimum egress window opening is 20 IN wide.</p> <p>The east building elevation of the ADU is facing the rear alley and the egress window has been placed on this elevation. The north elevation is within 10 FT of a side property line, and a clerestory window is included on that elevation. Compliance with the minimum building requirement for egress will be verified at time of building permit issuance.</p> <p>Windows are similar in dimension and design as the windows on the principal structure.</p>	<p>Complies</p>
<p>PARKING</p> <p>Minimum of one parking space 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 it's within ¼ mile of a transit stop.</p>	<p>One parking space provided on site.</p> <p>*On-site parking could be waived because they have on street legal street parking space and they are also located within ¼ mile of transit.</p>	<p>Complies</p>

ATTACHMENT F – CONDITIONAL USE STANDARDS

21A.54.080 Standards for Conditional Use

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

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

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

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

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

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

Finding: The proposed development and use is generally compatible with the surrounding uses.

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

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

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

The purpose of accessory dwelling units are to:

- 1) Create new housing units while respecting the appearance and scale of single-family residential development;
- 2) Provide more housing choices in residential districts;
- 3) Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
- 4) Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households;
- 5) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;

- 6) Broaden the range of affordable housing throughout the City;
- 7) Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption;
- 8) Support transit oriented development and reduce auto usage by increasing density near transit; and
- 9) Support the economic viability of historic properties and the City's historic preservation goals by allowing accessory dwellings in historic structures.

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

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighbor-hoods within the Central Community.

The proposal is also consistent with the goals and policies outlined in *Growing SLC: A Five Year Housing Plan* which aims to increase housing options, promote diverse housing stock, and allow for additional units while minimizing neighborhood impacts.

Finding: The 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	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in Attachment E .
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	<p>The use is located in an area zoned and designated by the associated master plan for low density residential.</p> <p>This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the</p>

		purpose of the ADU ordinance, several residential land use policies in the Central Community Master Plan and supports goals outlined in Growing SLC: a Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.
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 uses. The lots in this area are generally narrow and deep which provides some separation from the proposed ADU from the house on the property as well as adjacent primary residences. The proposal complies with the size requirements for an ADU which can be up to 50% of the footprint of the primary house up to 650 SF and is compatible with the scale of surrounding accessory buildings and adjacent uses.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	As discussed above, the scale of the proposal is compatible with the main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU. The ADU is proposed in a location on the site that minimizes impacts to adjacent properties.
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 parking for the main house on the subject property is currently accessed from a rear alley. The proposed access point for both the ADU and the primary house is from Browning Avenue. The house and proposed ADU would no longer be accessed from the alley. This proposed access would require the addition of a new driveway cut on Browning Ave. No trees are proposed to be removed with the addition of the new driveway access and the proposal would not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The proposed ADU and the primary house will be accessible from Browning Avenue. One off street parking stall is proposed on the site. The ADU is also located within ¼ mile of a transit stop and has street parking on the street adjacent to the property so off street parking for the ADU could be waived. It's not anticipated that the addition of the accessory unit will create any adverse impacts in terms of motorized, non-motorized and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site is designed for pedestrian and bicycle access. A pathway to the property connecting to the public sidewalk along Browning Ave. is also proposed.

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 proposed off Browning Avenue as opposed to the existing rear alley and an additional parking space has been provided on the subject property to accommodate the ADU. No unreasonable impacts to the service level of the adjacent streets is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	As discussed in other areas of this analysis, one parking space is provided on the the parcel adjacent to the proposed ADU and can be accessed from Browning Avenue. Additionally, parking for the ADU could be waived because of the sites close proximity to transit and the on street parking that is available in front of the property on Park Street and Browning Avenue.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The Public Utilities department provided comments on the project. A utility plan will need to be submitted for review and compliance will be ensured during the building permitting process.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The surrounding properties are all residential uses and the proposed use is also residential. The proposed ADU is sited to minimize impacts on adjacent properties and meets the distancing requirements to other adjacent primary structures.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The proposed use is an accessory residential structure and is compatible with the surrounding uses are also residential.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	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 G – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

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

- April 10, 2020 – Notice of the project was provided to the East Liberty Park Community Council. The 45 day noticing period to request the project be presented at a Community Council meeting expired May 25, 2020. As of the publication of the staff report, no comments from the community council have been received.
- April 15, 2020 – Early notification of the project was provided to property owners and residents within 300 FT of the proposed ADU. As of the publication of the staff report, no comments from property owners or residents within 300 FT of the proposal have been received.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on June 11, 2020

Public hearing notice posted on June 11, 2020

Public notice posted on City and State websites and Planning Division list serve on June 10, 2020

Public Input:

As of the publication of the staff report, no public comments or inquiries have been received in regard to the proposed ADU.

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

ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

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

Any work performed in the public right of way would require a contractor who is licensed, bonded, and insured and has the documentation on file with Salt Lake City Engineering to obtain a permit to work in the public right of way from the SLC Engineer's office.

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

The driveway needs to be at least 5 feet from any Public Utility infrastructure such as a fire hydrant, power pole or water meter. They should show all the infrastructure on the plan.

Planning Staff Comment – Applicant has indicated there is no public infrastructure in the park strip where the proposed driveway is located. Full infrastructure plan will be submitted as part of the building permit review.

Public Utilities: (Jason Draper at jason.draper@slcgov.com)

For building permit, the site utility and sewer evaluation will be required. The ADU must use the same water service as the main home. They may tie into the existing home or into Browning avenue for sewer service.

Fire: (Ted Itchon 801-535-6636 or ted.itchon@slcgov.com)

Provide the location and distance of fire hydrants that are within 600-feet of all first story exterior portions of the proposed ADU. Measurements are made in straight lines and right angles as the hose would be deployed.

Planning Staff Comment – Applicant provided the following information - A hydrant is located in front of 536 E Browning Ave., approximately 250 feet from the center of the ADU. There are two others that may be within 600 feet on Park street and Sherman. Compliance with the fire departments requirements will be verified during building permit review.

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

1. The bedroom window on the north elevation needs to meet the ordinance standards –21A.40.200.E.3.g.1
2. Need to see the location of the AC unit (if one). Special exception required if closer than 4' to the property line

Planning Staff Comment – The window on the north elevation has been revised to include a clerestory window. The egress window has been moved to the south elevation adjacent to the alley. The revised plans comply with the ADU zoning requirements for windows facing a side or rear property line.