



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Linda Mitchell, Principal Planner, [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com)  
Date: August 6, 2020  
Re: PLNPCM2020-00427 – *Detached Accessory Dwelling Unit*

## Conditional Use

**PROPERTY ADDRESS:** 2297 S Lake Street  
**PARCEL ID:** 16-20-153-009-0000  
**MASTER PLAN:** Sugar House – Low Density Residential  
**ZONING DISTRICT:** R-1/5,000 Single-Family Residential

**REQUEST:** Thomas Bath, property owner representative, is requesting Conditional Use approval for an approximate 580 square foot accessory dwelling unit (ADU) above the existing detached 2-car garage at the above listed address. The property is zoned R-1/5,000 Single-Family Residential, which requires Conditional Use approval for the construction of an ADU.

**RECOMMENDATION:** Based on the information in this staff report, Staff recommends that the Planning Commission approve the Conditional Use request as proposed, and subject to complying with the following conditions:

1. Compliance with all Department/Division comments and conditions as noted in [Attachment G](#).
2. The property owner shall comply with the registration process as outlined in section 21A.40.200F of the Salt Lake City Zoning Ordinance.
3. The owner occupant shall not operate or allow the operation of a short-term rental (i.e., less than 30 days) in the single-family dwelling and the accessory dwelling unit as defined in the Salt Lake City Zoning Ordinance.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Site Visit Photographs](#)
- D. [Analysis of Standards - Accessory Dwelling Units](#)
- E. [Analysis of Standards – Conditional Use](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

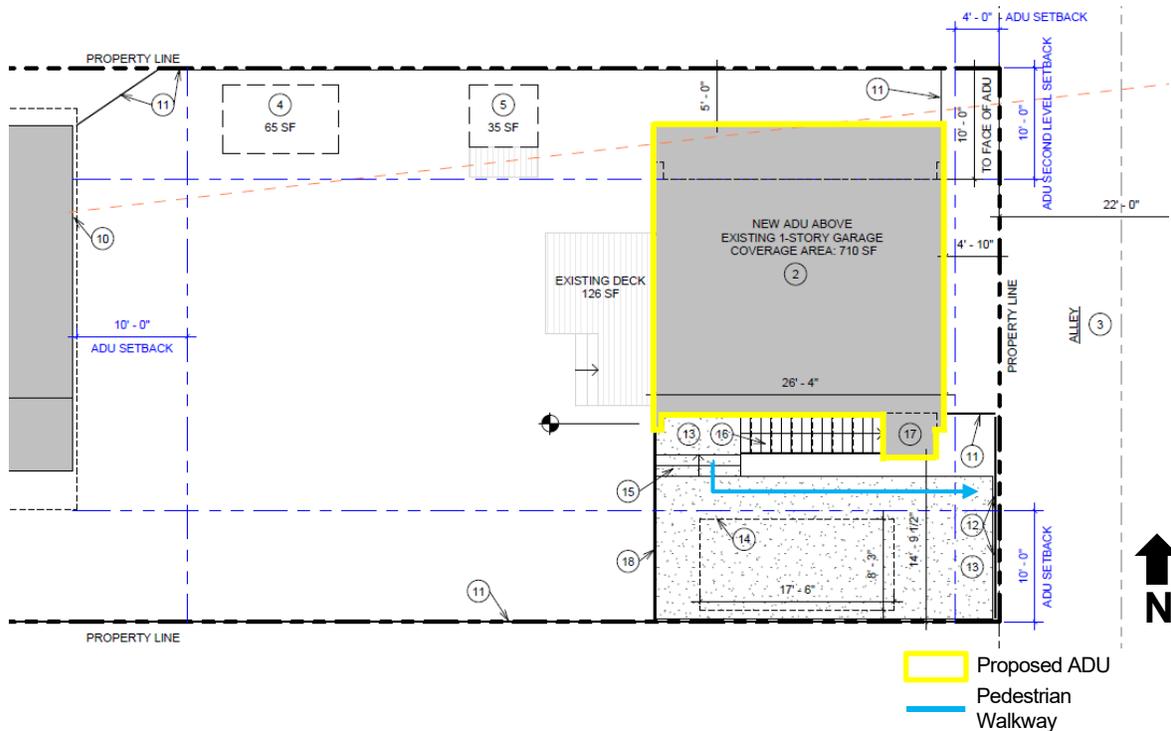
**PROJECT DESCRIPTION:**

This petition for a Conditional Use is for a detached ADU to be placed in the rear yard of the existing single-family dwelling located at approximately 2297 S Lake Street. The subject parcel is located on Lake Street between Simpson Avenue and Ashton Avenue.

The proposed detached ADU above the existing 2-car garage would be located in the rear yard, adjacent to the alley. The gross floor area of the ADU would be approximately 580 square feet and the building footprint would be approximately 710 square feet. The ADU would be on the second level of the 2-story structure containing one (1) bedroom and one (1) bathroom with a shed roof measured approximately 23 feet 11 inches (23' - 11") in height. The exterior building materials would consist of vertical/horizontal wood cladding, painted metal fascia, and metal flashing. The proposed detached ADU has a landing area that is approximately 19 square feet with exterior stairs along the south elevation. The ADU entrance would face the south interior lot line (Figure 1). There are several windows on the all elevations (Figure 2). The proposed windows are similar in pattern and profile as the windows found on the principal structure. The pedestrian access goes through the proposed concrete driveway to the alley.



Figure 1. Rear Yard Site Plan



The parking for the existing house would be accommodated by two (2) off-street parking spaces in the existing detached garage below the ADU, which would be accessed from the alley. The proposal would provide one (1) parking space for the ADU in the rear yard between the ADU and south lot line with access from the alley.



*Figure 2. Project Renderings (Top: Southeast Elevation; Bottom: Northeast Elevation)*

## **KEY CONSIDERATIONS:**

### **1. Parking Location**

The Zoning Ordinance requires one (1) parking space for an ADU. The required parking space may be located on the property or on the street, if legal on-street parking space is available in the front of the property. In this case, one (1) off-street parking space would be provided in the rear yard with access from the alley.

### **2. Housing Goals**

The proposed ADU is consistent with the goals and policies outlined within The Growing SLC Housing Plan. One of the goals outlined in the Housing Plan, includes; increasing housing options. Accessory dwelling units provide and promote diverse housing stock through providing additional units, while minimizing neighborhood impacts. The proposed ADU is in-line with the goals established within the Housing Plan. Housing goals are also addressed under Standard 3 within [Attachment E](#).

### **3. Sugar House Master Plan**

The proposed ADU is consistent with the following Residential Land Use Goals/Policies included in the Sugar House Master Plan:

- Strengthen and support existing neighborhoods by:
  - Considering appropriate adjacent land uses;
- Design new developments with the following in mind:
  - Creating more affordable housing;
- Provide a diversity of housing types, sizes, and prices in the community as a whole.

The proposed ADU is consistent with the Sugar House Master Plan as discussed in [Attachment E](#).

#### **PLANNING COMMISSION REVIEW:**

The property is zoned R-1/5,000 Single-Family Residential. A Conditional Use approval is required for any ADUs that are located in a single-family zoning district. For complete analysis and findings for compliance with zoning standards for Accessory Dwelling Units and Conditional Use standards, please refer to [Attachment D](#) and [Attachment E](#).

#### **NEXT STEPS:**

##### ***Approval of Conditional Use***

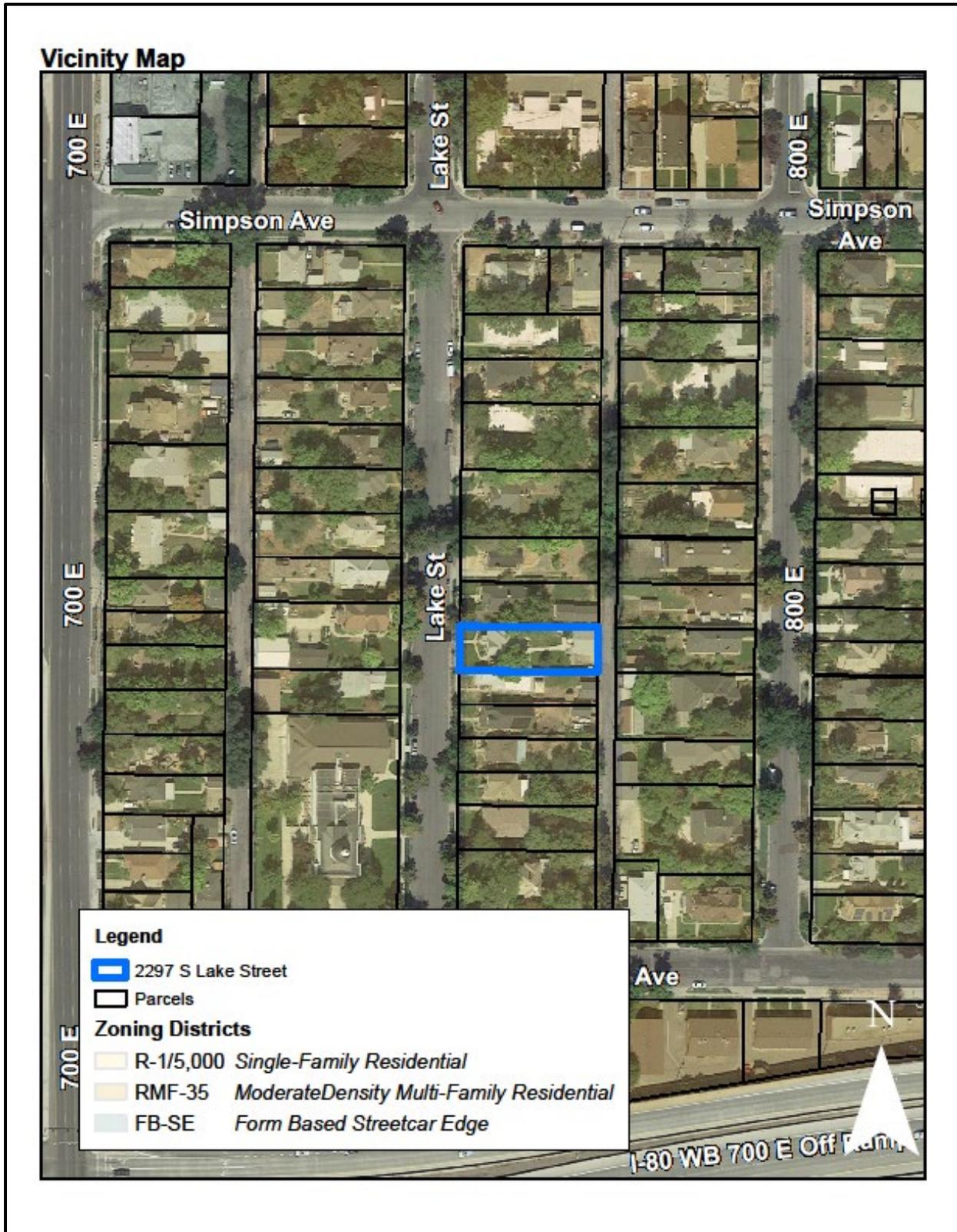
If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon all conditions of approval are met, including the registration process requirements outlined in 21A.40.200F of the zoning ordinance.

##### ***Denial of Conditional Use***

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A Conditional Use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If denied, the applicant would not be permitted to construct an ADU. An accessory building would be permitted on the property subject to compliance with the development standards and requirements of the R-1/5,000 Single-Family Residential District; however, no portion of the building may be used as a dwelling unit.

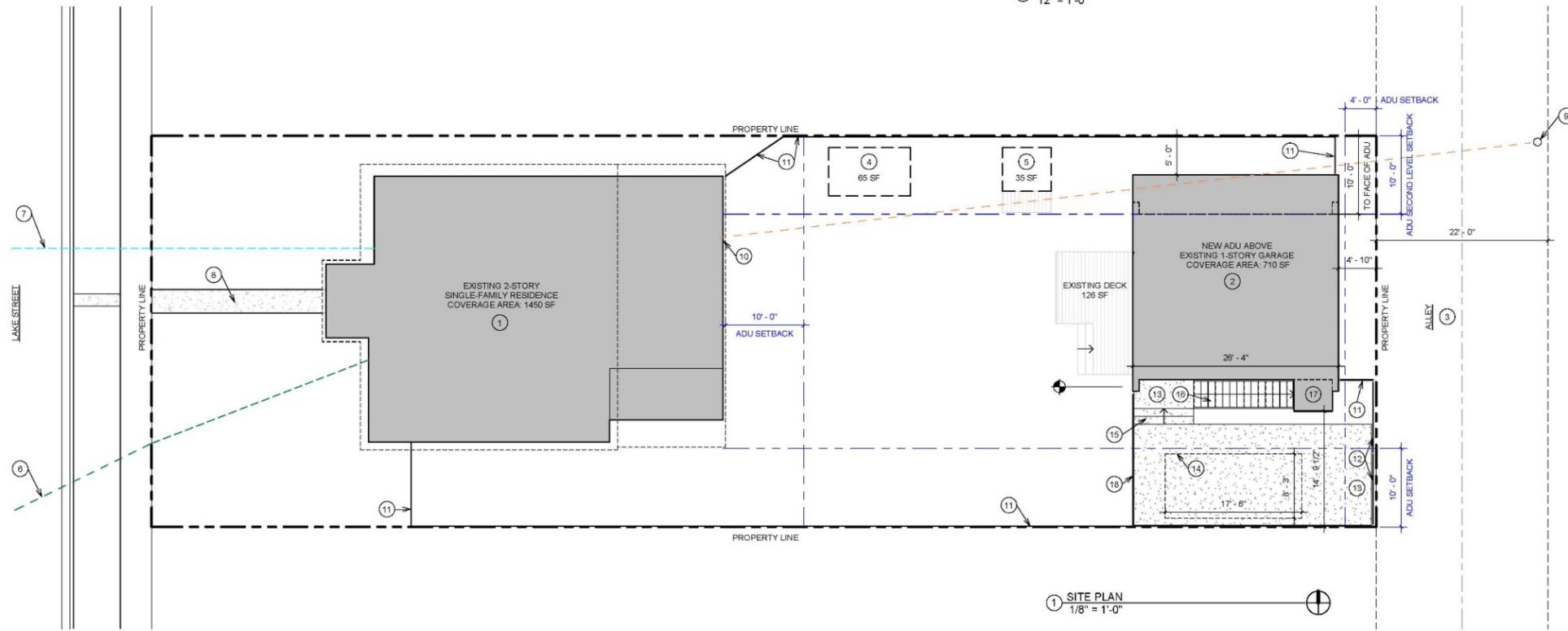
# ATTACHMENT A: VICINITY MAP



<p style="text-align: center;"><b>SYMBOLS</b></p>	<p style="text-align: center;"><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>1. ALL PERMITS TO BE SECURED WITH AUTHORITY HAVING JURISDICTION BEFORE CONSTRUCTION COMMENCES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RULES, REGULATIONS, ORDINANCES AND CODES OF THE AUTHORITY HAVING JURISDICTION.</li> <li>2. APPROVED PLANS MUST BE AVAILABLE ON THE JOBSITE AT ALL TIMES. IF NOT AVAILABLE, INSPECTION WILL NOT COMMENCE.</li> <li>3. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.</li> <li>4. ALL DIMENSIONS ARE FROM FACE OF STUD OR FRAMING MEMBER UNLESS OTHERWISE INDICATED.</li> <li>5. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT HIS/HER OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS.</li> <li>6. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED BY HIS/HER OWN EXPENSE.</li> <li>7. CONTRACTOR TO VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE OPENINGS ARE MADE IN EXISTING FLOORS. DUCT OPENINGS IN FIRE RATED WALLS SHALL HAVE FIRE DAMPERS. SEAL BETWEEN DUCTS AND PARTITIONS WHERE REQUIRED.</li> <li>8. CONTRACTOR SHALL COORDINATE THE LOCATION OF ACCESS PANELS FOR MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT WITH THE ARCHITECT.</li> <li>9. CONTRACTOR TO PROVIDE NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR OTHER SUPPORT REQUIRED FOR INCLUDING BUT NOT LIMITED TO FIXTURES, EQUIPMENT, CABINETS AND FINISHES.</li> <li>10. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OWNER PURCHASED APPLIANCES AND FURNISHINGS.</li> <li>11. ALL GLAZED PANELS INCLUDING GLASS DOORS WITHIN 18" OF THE FLOOR SHALL BE TEMPERED GLASS. SEE WINDOW SCHEDULE.</li> <li>12. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION SHALL BE FULLY TEMPERED.</li> <li>13. SWINGING DOORS AND WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED TO LIMIT AIR INFILTRATION.</li> <li>14. FLASHING AND COUNTER FLASHING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS THAT ARE EXPOSED TO THE WEATHER.</li> <li>15. FLASHING SHALL BE PROVIDED AT ALL ROOF PENETRATIONS.</li> <li>16. ALL NEW PAINTED SURFACES TO RECEIVE ONE COAT PRIMER, TWO COATS FINISH PAINT.</li> <li>17. CONTRACTOR TO ENSURE THAT ALL DRYWALL IS FLUSH, CLEAN AND FREE OF DEBRIS PRIOR TO INSTALLATION OF WALL FINISHES.</li> <li>18. CONTRACTOR TO ENSURE SUBFLOOR IS CLEAN AND SOLID AND LEVEL PRIOR TO INSTALLATION OF FINISH FLOOR.</li> <li>19. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO THE FABRICATION OF WINDOWS, DOORS, CABINETS AND COUNTERTOPS.</li> <li>20. CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ARCHITECT FOR REVIEW AND APPROVAL FOR THE FOLLOWING:              A. ALL METAL FABRICATIONS              B. ALL INTERIOR FINISH MATERIALS              C. ALL MECHANICAL EQUIPMENT AND PLUMBING FIXTURES.              D. ALL ELECTRICAL EQUIPMENT.              E. ALL LIGHT FIXTURES.              F. ALL GLAZING.</li> <li>21. CONTRACTOR TO COORDINATE SIZE AND LOCATION OF LIGHT FIXTURES BEFORE FRAMING CEILINGS. CONTRACTOR TO NOTIFY ARCHITECT IF THERE ARE CONFLICTS WITH THE CONSTRUCTION DOCUMENTS.</li> <li>22. ALL CHANGE ORDER REQUESTS MUST BE APPROVED IN WRITING BY BOTH CLIENT AND ARCHITECT BEFORE PROCEEDING WITH WORK.</li> <li>23. JOBSITE MUST BE MAINTAINED AS A CLEAN, ORDERLY AND SAFE ENVIRONMENT AT ALL TIMES.</li> <li>24. THE CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY:              R307-308 FOR DUST CONTROL              R307-801 FOR ASBESTOS              R307-840 FOR LEAD CONTROL.</li> <li>25. ALL DEBRIS AND TRASH TO BE PLACED IN DUMPSTER ON A DAILY BASIS.</li> <li>26. CALL 811 BEFORE DIGGING TO LOCATE UNDERGROUND FACILITIES.</li> </ol> <div style="text-align: center;"> </div>	<p style="text-align: center;"><b>PROJECT DESCRIPTION</b></p> <p>A NEW 680 SF ACCESSORY DWELLING UNIT ATTACHED ABOVE AN EXISTING GARAGE LOCATED AT 2297 S LAKE ST IN SALT LAKE CITY, UT.</p> <p style="text-align: center;"><b>CODE INFORMATION</b></p> <p><u>AGENCY HAVING JURISDICTION (AHJ):</u> SALT LAKE CITY BUILDING SERVICES</p> <p><u>APPLICABLE CODES:</u>          2015 INTERNATIONAL RESIDENTIAL CODE (IRC)          2018 APPENDIX Q OF INTERNATIONAL RESIDENTIAL CODE (IRC)          2015 INTERNATIONAL FIRE CODE (IFC)          2017 NATIONAL ELECTRIC CODE (NEC)          2018 INTERNATIONAL PLUMBING CODE (IPC)          2018 INTERNATIONAL MECHANICAL CODE (IMC)          2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)          2018 INTERNATIONAL FUEL GAS CODE (IFGC)          2009 ACCESSIBILITY CODE ANSI A117.1</p> <p><u>ZONING:</u> CITY OF SALT LAKE TITLE 21 ZONING ORDINANCE 21A.24.070. R-15,000 SINGLE FAMILY RESIDENTIAL DISTRICT</p> <p>OCCUPANCY: R - SINGLE-FAMILY RESIDENCE TYPE OF CONSTRUCTION: V-B</p> <p style="text-align: center;"><b>DRAWING INDEX</b></p> <p><b>ARCHITECTURAL</b>          A000 COVER SHEET          A001 SITE PLAN          A101 FLOOR PLANS          A201 EXTERIOR ELEVATIONS</p>	<p style="text-align: center;"><b>STOWE RESIDENCE ADU</b> NEW CONSTRUCTION SALT LAKE CITY, UT 84106</p> <p style="text-align: center;">VICINITY MAP</p>	<p style="text-align: center;"><b>PARALLEL LINES</b></p> <p><b>ARCHITECT</b> Parallel Lines Studio, LLC Thomas Oakley Bath, RA LEED AP UT license # 8508769-0301 850 S 400 W #113 Salt Lake City, UT 84101 thomas@parallellines.co 801.441.2203</p> <p><b>CLIENT</b> Christopher and Jerilyn Stowe 2297 S Lake Street Salt Lake City, Utah 84106 christopherstowe@me.com</p> <div style="text-align: center;"> </div> <p>THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND REMAIN THE EXCLUSIVE PROPERTY OF PARALLEL LINES STUDIO, LLC AND SHALL NOT BE USED WITHOUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT. COPYRIGHT © 2020</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Set Description</th> </tr> </thead> <tbody> <tr> <td>04/07/20</td> <td>CONDITIONAL USE PERMIT</td> </tr> <tr> <td>06/03/20</td> <td>CONSTRUCTION DOC SET</td> </tr> <tr> <td>07/30/20</td> <td>CONDITIONAL USE - REV 1</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: center;"><b>STOWE RESIDENCE ADU</b> CHRISTOPHER AND JERILYN STOWE SALT LAKE CITY, UT 84106</p> <p style="text-align: center;"><b>COVER SHEET</b></p> <p style="text-align: center;"><b>A000</b></p> <p style="text-align: right; font-size: small;">7/30/2020 4:21:40 PM</p>	Date	Set Description	04/07/20	CONDITIONAL USE PERMIT	06/03/20	CONSTRUCTION DOC SET	07/30/20	CONDITIONAL USE - REV 1																
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06/03/20	CONSTRUCTION DOC SET																											
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2 CONCEPTUAL SITE SECTION  
12" = 1'-0"



1 SITE PLAN  
1/8" = 1'-0"

- SITE PLAN GENERAL NOTES:**
- ZONING: R-1-5000
  - PARCEL: 16-20-153-009-0000
  - SQUARE FOOTAGE OF ADU = 580 SF**
  - BUILDING COVERAGE:**  
EXISTING RESIDENCE = 1,450 SF  
EXISTING GARAGE + ADU ABOVE = 691 SF  
ADU STAIR LANDING = 19 SF  
TOTAL BUILDING COVERAGE = 2,160 SF  
TOTAL SITE = 7,840 SF  
2,160 SF BUILDING / 7,840 SF SITE =  
**28% BUILDING COVERAGE**
  - REAR YARD LOT COVERAGE:**  
TOTAL BUILDING COVERAGE = 710 SF  
TOTAL REAR YARD = 4,184 SF  
**17% REAR YARD LOT COVERAGE**

PARALLEL LINES

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- SITE PLAN KEYED NOTES:**
- EXISTING TWO-STORY RESIDENCE
  - PROPOSED ADU ATTACHED ABOVE EXISTING GARAGE
  - EXISTING ALLEY
  - EXISTING SHED - TO BE REMOVED
  - EXISTING PLAYHOUSE - TO BE REMOVED
  - EXISTING SANITARY SEWER LATERAL
  - EXISTING CULINARY WATER LINE, STOP AND WASTE, AND WATER METER
  - EXISTING CONCRETE WALKWAY
  - EXISTING UTILITY POLE
  - EXISTING 200 AMP POWER PANEL AND METER
  - EXISTING 6' HIGH WOOD FENCE
  - EXISTING 6' HIGH WOOD GATE
  - CONCRETE SLAB
  - ADU PARKING STALL
  - CONCRETE STEPS
  - STAIRS TO ADU ENTRY
  - METAL GRATE LANDING AT ADU ENTRY
  - NEW 6' HIGH WOOD FENCE

Date	Set Description
04/07/20	CONDITIONAL USE PERMIT
08/05/20	CONSTRUCTION DDC SET
07/30/20	CONDITIONAL USE - REV 1

**STOWE RESIDENCE ADU**  
CHRISTOPHER AND JERILYN STOWE  
SALT LAKE CITY, UT 84106

SITE PLAN

**A001**

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**FLOOR PLAN GENERAL NOTES:**

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. SEE SHEET A600 FOR DOOR AND WINDOW SCHEDULES.
3. ALL FURNITURE OWNER PROVIDED UNLESS OTHERWISE NOTED, SHOWN FOR REFERENCE ONLY.

**FLOOR PLAN KEYED NOTES:**

- 1 EXTERIOR WALL ASSEMBLY, AS SCHEDULED
- 2 ROOF ASSEMBLY, ASPHALT SHINGLES SEE 2/A01
- 3 AWNING OVER EXISTING DECK
- 4 FRAMED EXTERIOR WALL OPENING
- 5 NEW PREFABRICATED PAINTED STEEL LANDING AND RAILING
- 6 NEW EXTERIOR PAINTED STEEL STAIR
- 7 EXISTING GARAGE DECK
- 8 STOVE / OVEN WITH HOOD
- 9 UNDER-MOUNT KITCHEN SINK AND GARBAGE DISPOSAL
- 10 UNDER-COUNTER DISH WASHER
- 11 WASHER / DRYER
- 12 UNDER-MOUNT BATHROOM SINK
- 13 COUNTERTOP / CABINETS
- 14 TOILET
- 15 FIBERGLASS SHOWER INSERT
- 16 CIP CONCRETE SLAB OVER COMPACTED FILL
- 17 VERTICAL WASTE LINE, TO CONNECT TO NEW SEWER LATERAL
- 18 KITCHEN COUNTERTOP AT 36" AFF
- 19 BUILT-IN SHELVING AT FULL-HEIGHT
- 20 DASHED LINE INDICATES EXTENT OF ROOF LINE OVERHEAD
- 21 EXISTING GARAGE DOOR TO REMAIN

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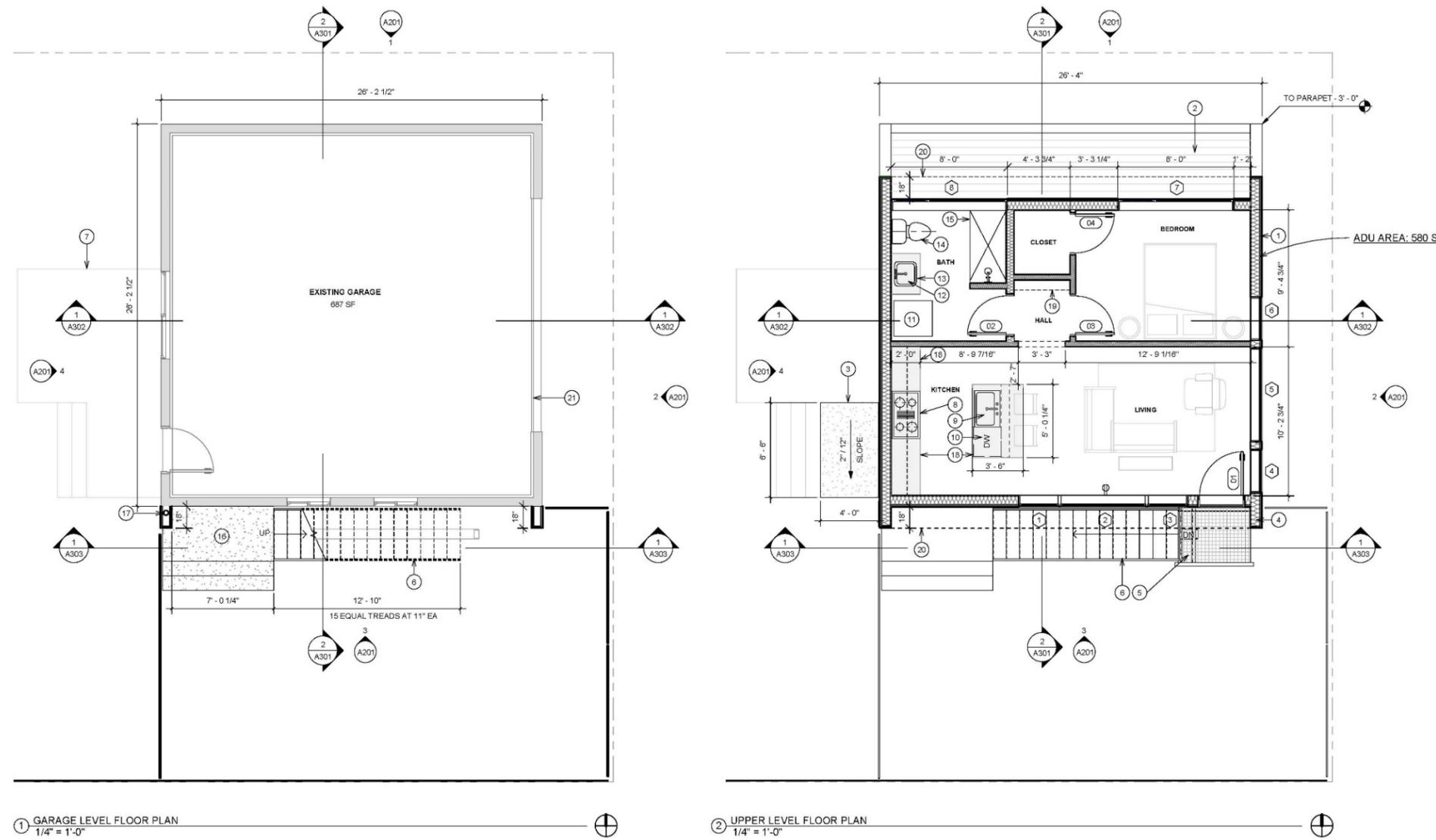
Date	Set Description
04/07/20	CONDITIONAL USE PERMIT
06/09/20	CONSTRUCTION DOC SET
07/29/20	CONDITIONAL USE - REV 1

**STOWE RESIDENCE ADU**  
 CHRISTOPHER AND JERILYN STOWE  
 SALT LAKE CITY, UT 84106

FLOOR PLANS

**A101**

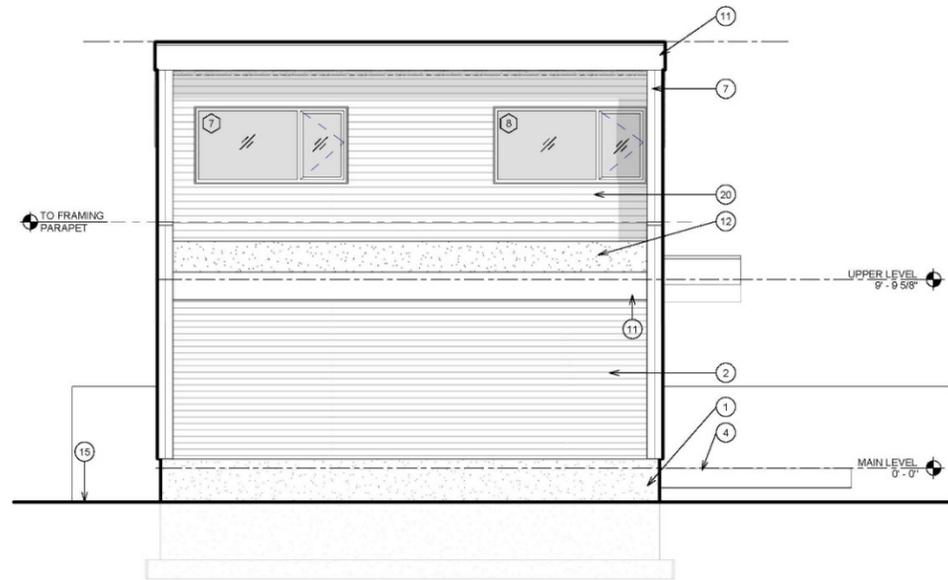
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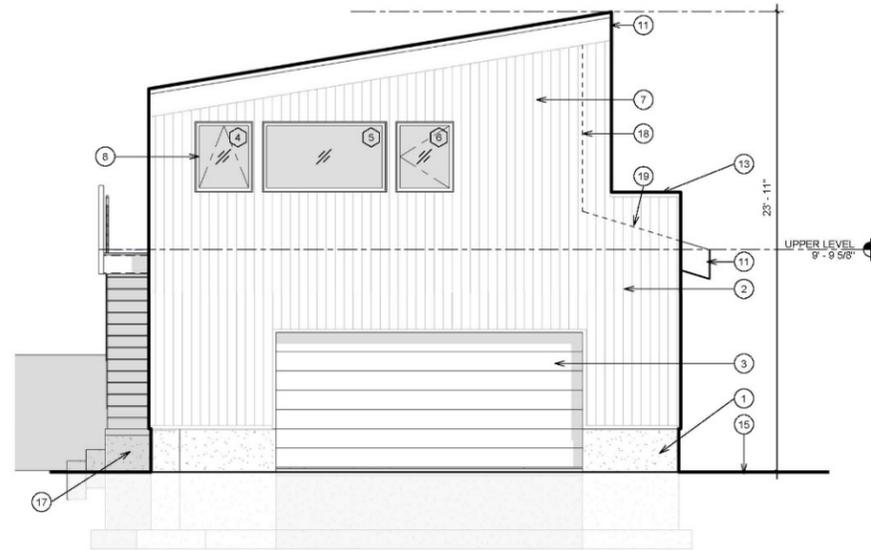
1 GARAGE LEVEL FLOOR PLAN  
 1/4" = 1'-0"

2 UPPER LEVEL FLOOR PLAN  
 1/4" = 1'-0"

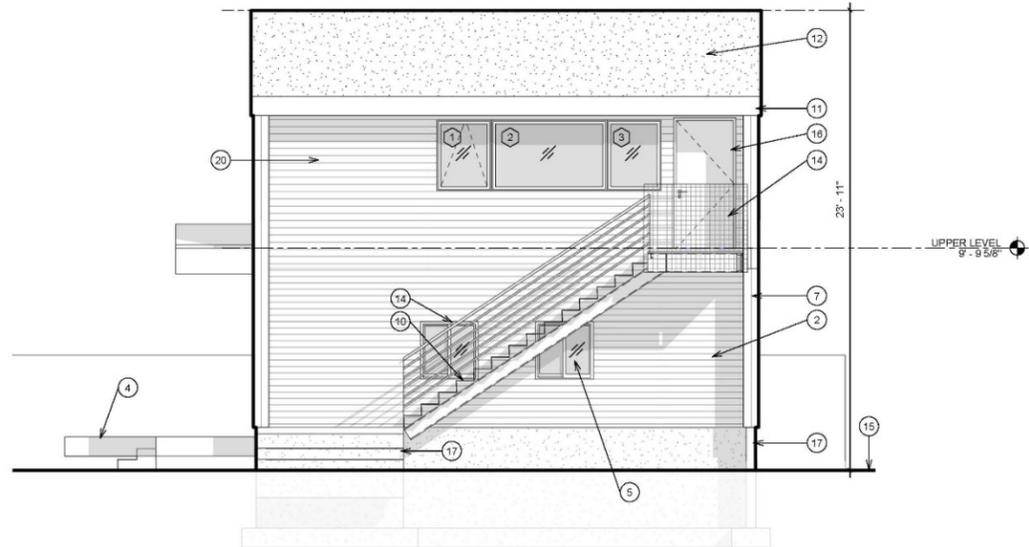
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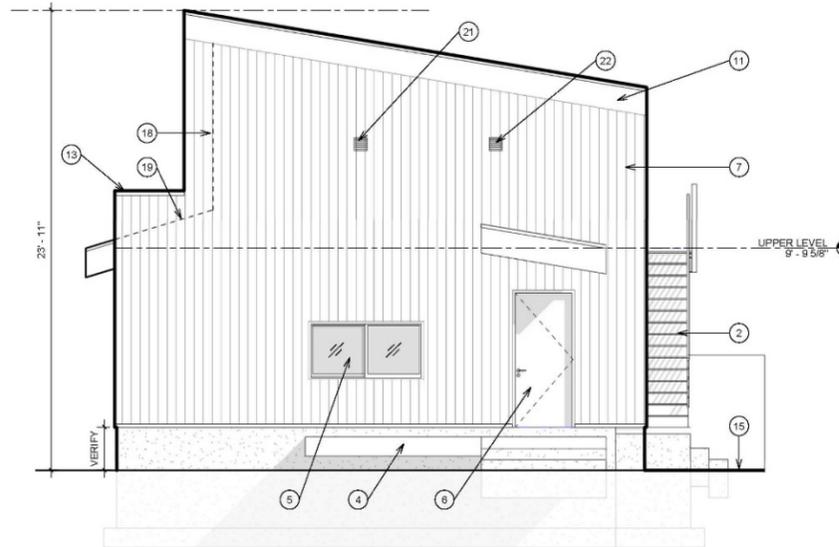
1 NORTH ELEVATION  
1/4" = 1'-0"



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



3 SOUTH ELEVATION  
1/4" = 1'-0"



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

**EXTERIOR ELEV GENERAL NOTES:**

1. SEE SHEET A800 FOR DOOR AND WINDOW SCHEDULES.
2. CONTRACTOR TO PROVIDE EXTERIOR MATERIAL SAMPLES FOR OWNERS APPROVAL PRIOR TO CONSTRUCTION.
3. SEE ELECTRICAL PLANS FOR MORE INFORMATION ON EXTERIOR FIXTURES.

**EXTERIOR ELEVATION KEYED NOTES:**

- 1 EXISTING CIP CONCRETE FOUNDATION
- 2 EXISTING GARAGE EXTERIOR WALL ASSEMBLY UNDER NEW CLADDING
- 3 EXISTING ROLL UP GARAGE DOOR
- 4 EXISTING GARAGE DECK
- 5 EXISTING GARAGE WINDOW
- 6 EXISTING GARAGE DOOR
- 7 NEW 1X6 VERTICAL WOOD CLADDING, IN RAINSCREEN EXTERIOR WALL ASSEMBLY
- 8 NEW WINDOW, AS SCHEDULED, TYP
- 9 WALL OPENING IN EXTERIOR WALL ASSEMBLY
- 10 NEW EXTERIOR METAL GRATE STAIR
- 11 PAINTED METAL FASCIA
- 12 ROOF ASSEMBLY
- 13 METAL FLASHING
- 14 PREFABRICATED METAL RAILING POWDER COATED SATIN BLACK  
NEW PAINTED METAL GUARDRAIL
- 15 EXISTING GRADE, TO REMAIN
- 16 NEW EXTERIOR DOOR, AS SCHEDULED
- 17 NEW CIP CONCRETE FOUNDATION / FOOTINGS
- 18 EXTERIOR WALL FACE SHOWN BEYOND
- 19 LOW ROOF LINE SHOWN BEYOND
- 20 1X4 HORIZONTAL CLADDING
- 21 DRYER EXHAUST
- 22 KITCHEN STOVE HOOD EXHAUST

PARALLEL LINES

**ARCHITECT**  
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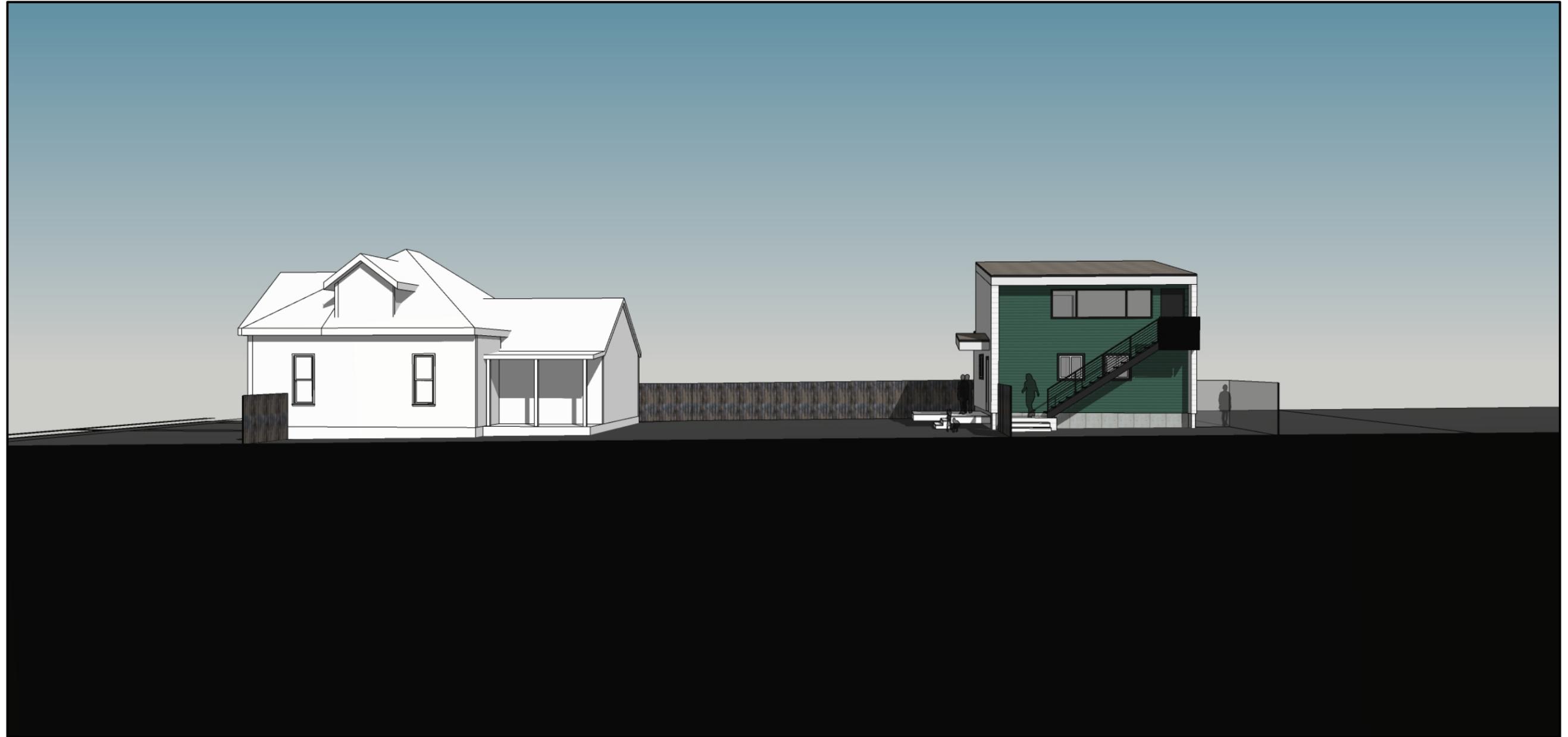
**EXTERIOR ELEVATIONS**

**A201**

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30 July 2020

// STOWE ADU

RE: WINDOW DESIGN  
Existing Home and New Proposed ADU



Existing Window Inspiration:  
"A-B-A" Pattern  
Constrasting Window Frame to Adjacent Wall

Proposed ADU Windows:  
"A-B-A" Pattern  
Constrasting Window Frame to Adjacent Wall



850 South 400 West #113, Salt Lake City, Utah 84101 | 801-441-2203 | thomas@parallellines.co | parallellines.co

## ATTACHMENT C: SITE VISIT PHOTOGRAPHS

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**Top Left:**  
Principal Building  
from Lake Street

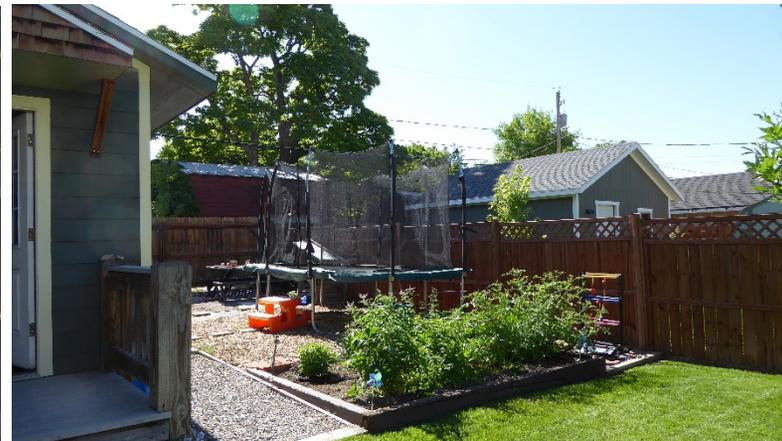


**Top Right:**  
Rear yard facing  
towards the alley  
(east)



**Bottom Left:**  
Rear yard facing  
towards the north  
property line.

The detached shed  
(left) and playhouse  
(right) will be  
removed.



**Bottom Right:**  
Rear yard facing  
towards the southeast  
corner of the subject  
property.

This area will be the  
proposed driveway for  
the ADU parking  
space.



**Top Left:**  
South elevation of  
the detached garage

**Top Right:**  
View of the garage  
from the alley



**Bottom Left:**  
View of alley facing  
south

**Bottom Right:**  
View of alley facing  
north

# ATTACHMENT D: ANALYSIS OF STANDARDS - ACCESSORY DWELLING UNITS

## 21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
<p><b>Size</b> A [detached] ADU shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet (SF).</p>	<p>Principal dwelling is approximately 1,450 SF.</p> <p>Fifty percent (50%) of principal dwelling equals approximately 725 SF.</p> <p>Proposed ADU is approximately <b>580 SF</b>.</p>	<p>Complies</p>
<p><b>Maximum Coverage</b> The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</p> <p>[Rear] Yard Coverage: In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear façade of the principal building and the rear lot line.</p>	<p>Lot size is approximately 7,840 SF.</p> <p>Forty percent (40%) of the lot is approximately 3,136 SF.</p> <p>Primary Dwelling: 1,450 SF Existing Garage: 691 SF Proposed ADU landing: 19 SF Total Coverage: 2,160 SF</p> <p>The surface coverage of all principal and accessory buildings (including the proposed ADU) is approximately <b>28%</b> of the lot.</p> <p>Rear yard area: 4,184 SF Proposed ADU: 710 SF Yard Coverage: <b>17%</b></p>	<p>Complies</p>
<p><b>Building Height</b> Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.</p>	<p>The proposed structure containing the ADU has a shed style roof with a 2:12 pitch. This meets the zoning definition for a pitched roof. Height of proposed ADU shed roof is approximately <b>23' - 11"</b>.</p> <p>The height of the principal building is approximately 24'-0".</p> <p>The proposed ADU meets the minimum setbacks for additional height.</p>	<p>Complies</p>

<p><b>Side or Rear Yard Setbacks</b>  <i>A second story addition to an existing accessory building is permitted provided the second story has a minimum setback of ten feet (10') from a side or rear property line and the second story addition complies with all applicable regulations for accessory dwelling units located on a second floor of a detached accessory building. If the side or rear lot line is adjacent to an alley, the setback may be reduced to four feet (4').</i></p>	<p>Side [North] Lot Line: <b>10 feet</b>  Side [South] Lot Line: <b>14' - 9-1/2"</b>  Rear (alley) [East] Lot Line: <b>4' - 10"</b></p>	<p>Complies</p>
<p><b>Separation</b>  <i>All ADUs [located in an accessory building] shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</i></p>	<p>The proposed ADU is approximately <b>50 feet</b> from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately <b>50'</b>.</p>	<p>Complies</p>
<p><b>Entrance Locations</b>  <i>The entrance to an ADU in an accessory building shall be located:</i></p> <p>(1) <i>Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line.</i></p>	<p>The entrance for the proposed ADU is oriented towards the side [south] property line. The entrance is approximately <b>14' - 9-1/2"</b> from the side property line.</p>	<p>Complies</p>
<p><b>Requirement for Windows</b>  <i>Windows on an accessory building containing an ADU shall comply with the following standards:</i></p> <p>(1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i></p> <p>(2) <i>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.</i></p> <p>(3) <i>Except as required in subsection E3g(1) of this section, windows</i></p>	<p>There are several windows on all elevations. The proposed windows are similar in size and profile as the windows found on the principal structure.</p> <p>There are no windows proposed within ten feet (10') of a side property line. The proposed windows within ten feet (10') of the rear property line is adjacent to an alley.</p>	<p>Complies</p>

<p><i>shall maintain a similar dimension and design as the windows found on the principal structure.</i></p>		
<p><b>Parking</b>  <i>An ADU shall require a minimum of one on-site parking space.</i></p>	<p>The principal dwelling would have two (2) off-street parking spaces in the existing detached 2-car garage below the ADU with access from the alley.</p> <p>The proposal would provide one (1) off-street parking space between the proposed ADU and south lot line with access from the alley.</p>	<p>Complies</p>

# ATTACHMENT E: ANALYSIS OF STANDARDS – CONDITIONAL USE

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## **21A.54.080: Standards for Conditional Uses**

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

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

**Analysis:** The proposed ADU use is located in the R-1/5,000 zoning district, which allows for an ADU to be approved through the conditional use process, subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in [Attachment D](#), the ADU complies with the requirements of 21A.40.200.

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

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

**Analysis:** The proposed ADU use is a small residential unit that should be readily compatible with surrounding uses, which are all single-family homes. The proposed ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the principal dwelling on the property.

**Finding:** The proposed use is compatible with the surrounding uses.

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

**Analysis:** The proposal is located in the Low-Density Residential neighborhood as established by the Sugar House Master Plan. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/5,000 Single-Family Residential.

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

The purpose of accessory dwelling units are to:

- 1) Create new housing units while respecting the appearance and scale of single-family residential development;
- 2) Provide more housing choices in residential districts;

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

The proposed ADU is consistent with the following Residential Land Use Goals/Policies included in the Sugar House Master Plan:

- Strengthen and support existing neighborhoods by:
  - Considering appropriate adjacent land uses;
- Design new developments with the following in mind:
  - Creating more affordable housing;
- 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 uses are consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Effects Determination analysis below).

**21A.54.080B: Detrimental Effects Determination**

*In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:*

Standards	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5,000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in <a href="#">Attachment D</a> .

<p>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;</p>	<p>Complies</p>	<p>The uses are located in an area zoned and designated by the associated master plan for low density residential. This land use designation allows moderate sized lots (i.e., 5,000-8,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning requirements.</p>
<p>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;</p>	<p>Complies</p>	<p>Uses surrounding the subject property are generally single-family residential properties. The residential lots in this area are large enough to provide separation between the proposed ADU and the principal dwelling 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.</p>
<p>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;</p>	<p>Complies</p>	<p>As discussed above, the scale of the proposal is compatible with the principal dwelling on the property as well as surrounding structures. The proposal also meets the building footprint and height requirements for an ADU. An ADU may have a maximum height of 17 feet; however, there is a height exception if the existing building height of the home exceeds 17 feet, then the ADU may be also exceed 17 feet but limited to 24 feet for a pitched roof, not to exceed the building height of the existing home, with additional setback requirements. The proposed ADU has a shed roof with a building height of approximately 23'- 11" and meets the additional setback requirements. The proposed ADU is located in the rear yard of the site that minimizes impacts to adjacent properties.</p>
<p>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;</p>	<p>Complies</p>	<p>The proposal would provide a new concrete driveway/pad in the rear yard with access from the alley. The proposed ADU would utilize the proposed off-street parking from the alley. A new access point from the alley is proposed but the proposal would not impede traffic flows since it would not</p>

		have direct vehicular traffic onto a major street.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	The proposed ADU would be accessible from the alley. It is not anticipated that the proposed ADU would create any adverse impacts in terms of motorized, nonmotorized and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The site is designed for pedestrian and bicycle access. There is a path from proposed concrete driveway/pad to the alley.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	There is vehicular access to the site. No unreasonable impacts to the service level of the adjacent streets is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code;	Complies	One (1) off-street parking space for the proposed ADU would be provided in the rear yard with access from the alley.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities department did not have any comments on the project.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies	The proposed ADU may result in increased activity in the rear yard of the subject property. This must be taken into account for potential impacts to the abutting properties that appear to be single family residences. There is an existing six-foot (6') high wooden fence along the south lot line that would provide screening from the adjacent property. In addition, a new six-foot (6') high fence would be installed to provide a private outdoor space for the ADU.
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 project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The property is not located within a Local Historic District and the proposal does not involve removal or any historic resources or structures.

**Finding:** In analyzing the anticipated detrimental effects of the proposed ADU, Staff finds that with the conditions identified in the analysis, the request complies with the criteria listed above.

## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

### **Public Meetings:**

- Sugar House Community Council held a Land Use and Zoning Committee meeting on July 20, 2020. Sugar House Community Council has provided meeting notes (attached) and is generally in support of the project.

### **Public Notice:**

- Early notice of application mailed on June 17, 2020
- Public hearing notice mailed on July 30, 2020
- Public hearing sign posted on the property on July 30, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 30, 2020

### **Public Comments:**

As of the publication of this Staff Report, Staff has received one (1) comment over the phone that had general questions regarding the proposal and did not indicate a position.

Any public comments received up to the public hearing meeting will be forwarded to the Planning Commission and included in the public record.



August 5, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council 

RE: PLNPCM2020-00427 Conditional Use Request for an ADU at 2297 Lake Street

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 block and the street behind the garage. We included a link to the project and feedback form. We also put this in our newsletter, which reaches about 1800 people, and it was one of the five land use projects on the agenda for our virtual LUZ meetings in July.

The Stowe Family has been in the neighborhood for a long time, and will revise their exiting 650 sf garage to accommodate a 650 sf Accessory Dwelling Unit on the second story. It appears to be well away from any other buildings in the surrounding area, and the upper story windows don't appear that they would be a problem for the neighbors. It is difficult to see, but without seeing any driveway on the parcel, I assume that access to this garage is from the alley. It looks like parking for the ADU will be along the side of the garage from the alley, I could find no reference to where the parking stall would be. The petitioner indicates that it will mostly be used for guests who want to come and visit Salt Lake City. There is a reference to a second source of income for visiting outdoor enthusiasts. We need to remind them that rentals must be for a period of 30 days or longer. Shorter than that is against the city code.

For this project, we received just a few comments. They are attached, and none of them are negative. I don't remember anyone speaking about the project at our Land Use Meeting July 20.

We recommend you approve this request.

Enclosures

Comments from the neighborhood  
Flyer

**COMMENTS ON ADU AT 2297 S LAKE ST**

From: Brian and Sarah Getzelman <[REDACTED]><2304 South 800 East SLC, Ut. 84106>  
2297 S Lake Street ADU

Message Body:

To Whom it May Concern,  
I think that the proposed unit above my neighbors garage is a good idea. It will have little impact on the neighborhood and surrounding homes. Also we need smaller more affordable housing in SLC.  
Sincerely,  
Brian and Sarah

From: Christopher Stowe <[REDACTED]><2297 Lake Street>  
2297 S Lake Street ADU

Message Body:

Would like to attend the virtual meeting.

From: Susan Dalton <[REDACTED]><2250 S Lake St>  
2297 S Lake Street ADU

Message Body:

Generally, I am not opposed to detached ADU's that are accessed off of alleys. The proposed ADU for 2297 S Lake St seems a bit tall but perhaps the sloping roof line will help it not look "monstrous" as we are a historic district.

From: Kirsten Walker <[REDACTED]><2307 S Lake Street>  
2297 S Lake Street ADU

Message Body:

We are in full support of proposed ADU construction at 2297 S Lake Street.

From: Terry and Paula Smith <[REDACTED]><2275 Lake Street>  
2297 S Lake Street ADU

Message Body:

We think it's a great idea. Their yard is always immaculate and this adds to the family's needs!

Not sure why anyone would oppose this

Terry and Paula Smith

### 2297 S Lake Street ADU



Thomas Bath, representing the property owner, has initiated the above-mentioned Planning petition to construct an Accessory Dwelling Unit (ADU) in the rear yard area on the subject property. The applicant is proposing to build an ADU above an existing detached 2-car garage. The proposed ADU would be approximately 650 square feet with a building height of approximately 23 feet 11 inches (measured to the highest point of the roof line).

The proposed ADU requires approval from the Planning Commission for a Conditional Use before a building permit can be issued. A public hearing with the Planning Commission has not been scheduled. You will be notified of the public hearing at a later date

Please read the proposal on our website, <https://www.sugarhousecouncil.org/adu-2297-lake-street/> and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee July 20 at 6 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 a number of Land Use items for that hour, and we may not be able to do them all. The meeting may last more than an hour.



[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

### 2297 S Lake Street ADU



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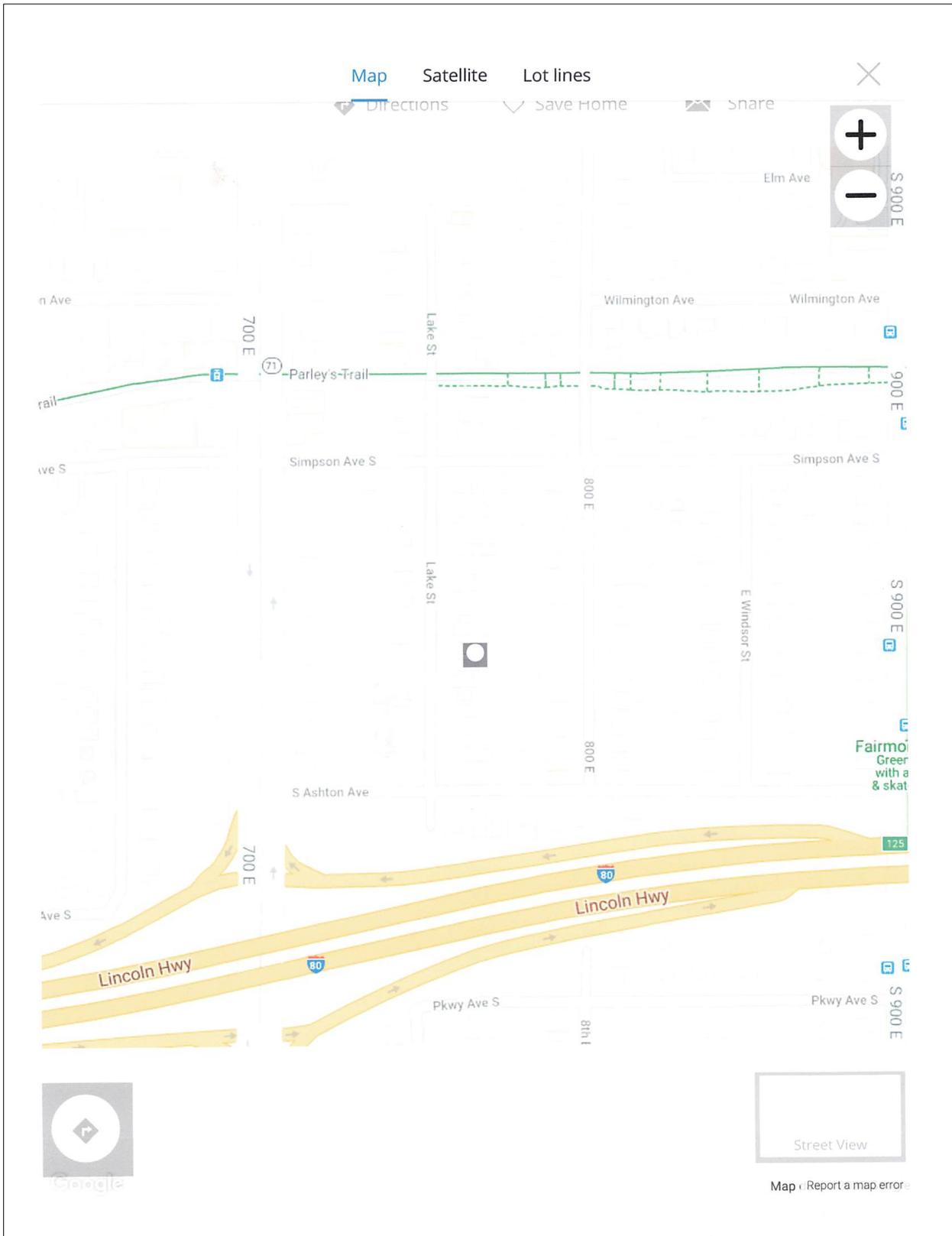
The proposed ADU requires approval from the Planning Commission for a Conditional Use before a building permit can be issued. A public hearing with the Planning Commission has not been scheduled. You will be notified of the public hearing at a later date

Please read the proposal on our website, <https://www.sugarhousecouncil.org/adu-2297-lake-street/> and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee July 20 at 6 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 a number of Land Use items for that hour, and we may not be able to do them all. The meeting may last more than an hour.



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## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

### **Fire** (Doug Bateman at [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com))

The basis for code review and construction are on the 2015 International Residential Code and 2018 International Fire Code

Site plan shall show fire hydrants located within 600-feet of all exterior first story portions of structures on the property.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility 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 or facility.

("Approved" is defined as the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall. This definition was placed in affect as per FPB (6-8-18) )

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

Alleys are not considered fire access roads unless they provide a minimum clear width of 20-feet, are looped or not greater length than 150-feet without an approved fire department turn a round, and can withstand impacted loads of 80,000 pounds

### **Planning** (Linda Mitchell at [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com) or 801-535-7751)

1. The fence posts along the rear property line (adjacent to the alley) must be reduced to six feet.