



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Kelsey Lindquist, Senior Planner, kelsey.lindquist@slcgov.com or (801) 535-7930

Date: February 26, 2020

Re: PLNPCM2019-00652

Conditional Use

PROPERTY ADDRESS: 1712 South 1000 East
PARCEL ID: 16-17-183-014-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: R-1/5000 (Single-Family Residential)

REQUEST: Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 432-square foot detached Accessory Dwelling Unit (ADU) to the west of the existing single-family dwelling at 1712 S. 1000 E. The property is zoned R-1/5000 (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.

1. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.

ATTACHMENTS:

- A. Vicinity Map
- B. Plan Set
- C. Additional Applicant Information
- D. Site Photos
- E. ADU Zoning Standards
- F. Conditional Use Standards
- G. Public Process and Comments
- H. Department Review Comments

PROJECT DESCRIPTION

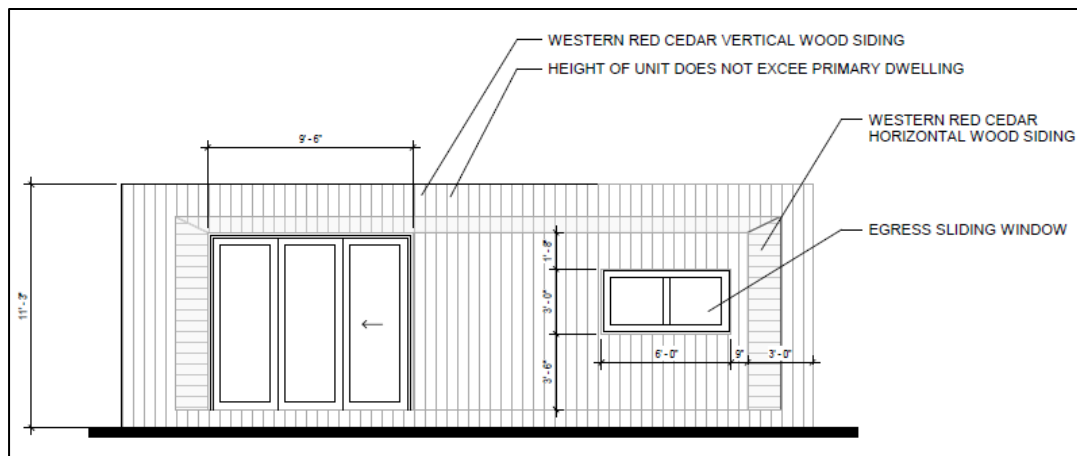
Existing Conditions

The subject property is currently utilized as a single-family dwelling and is located within the R-1/5000 (Single-Family Residential) zoning district. The subject property abuts Westminster Park to east and residential uses to the north, south and west. The site currently contains two accessory structures that will be demolished as part of the ADU construction.

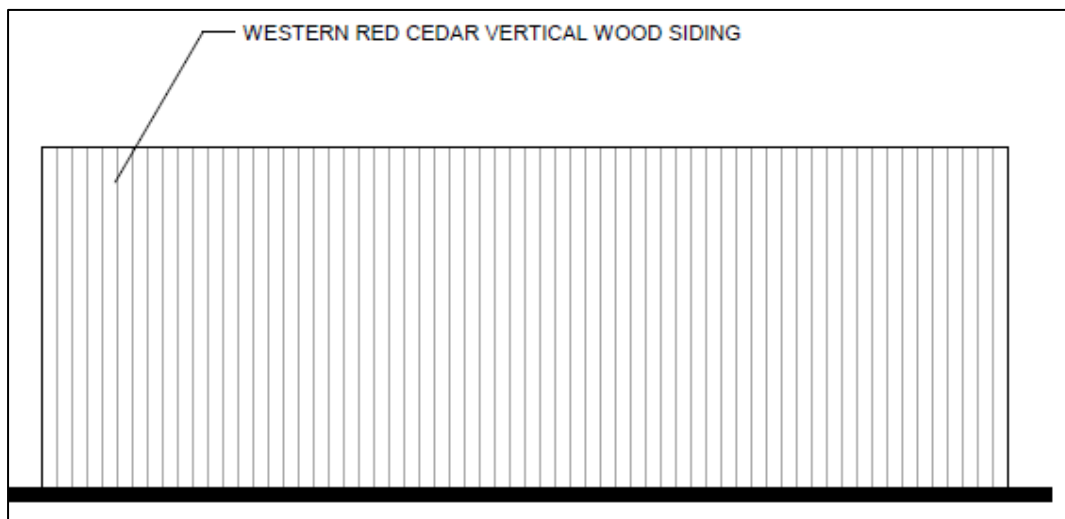
Proposed ADU

The proposed project is for the construction of a detached accessory dwelling unit located in the back, western yard of the property located at approximately 1712 S. 1000 E. 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 11'3" in height. Parking will be accommodated in the front of the house on 1000 E. as indicated on the site plan.

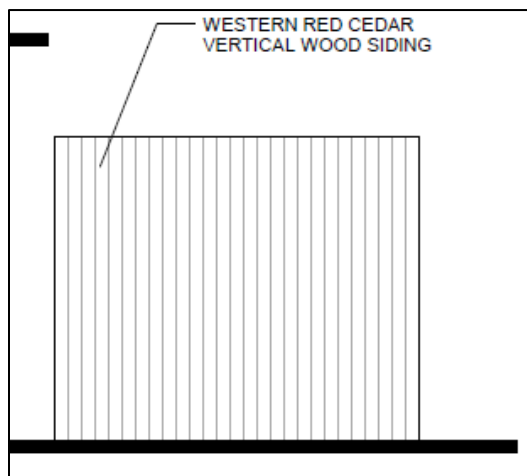
The primary material is red cedar vertical wood siding. The entry doors are located on the eastern elevation, which face the rear of the subject single-family dwelling. A small window is located on the south elevation. The north and west elevation do not contain any windows or openings. The unit is located approximately 4 feet from the northern and southern property lines and 10 feet from the western property line.



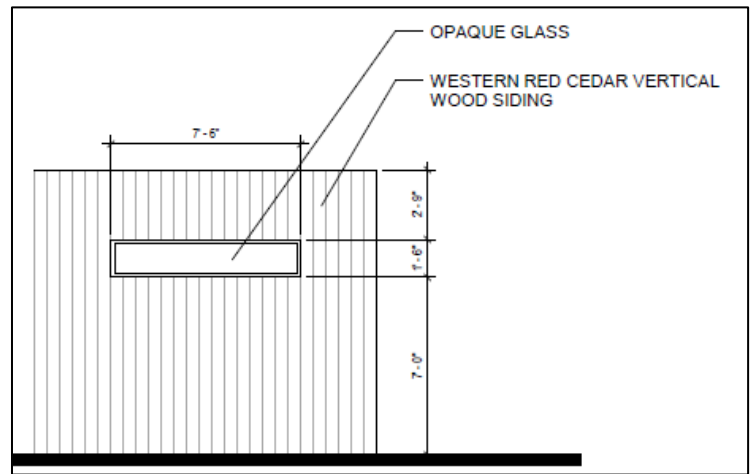
East Elevation



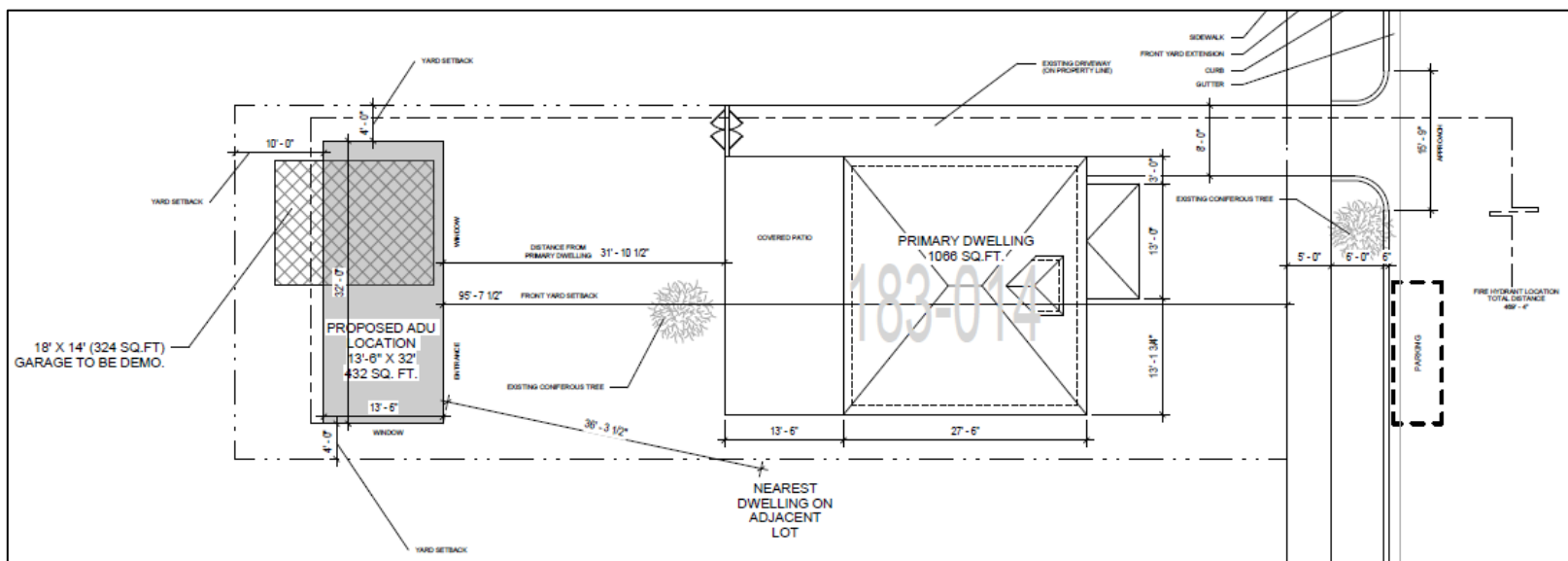
West Elevation



North Elevation



South Elevation



Site Plan

KEY CONSIDERATIONS:

1. Parking Location

21A.40.200.E.1.g of the Zoning Ordinance requires one parking stall for an ADU. The required parking stall can be located on the property or on the street if space is available in front of the property. In this case, the parking is provided on the street (see site plan).

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 Sugar House Master Plan, adopted in 2001, addresses Accessory Dwelling Units within the Residential Land Use section with the following:

The Salt Lake City Community Housing Plan recommends “accessory housing units in single-family zones, subject to restrictions designed to limit impacts and protect neighborhood character.” The benefits of allowing accessory dwelling units are that they create affordable rental units without changing the character and quality of single-family areas. They can also serve to offset housing costs for the primary unit, provide needed space for a teenager or elderly family member, or act as transitional single-family housing.

Accessory dwelling units can provide rental housing opportunities and help meet the increasing demand for a variety of housing types. They also increase the density of an area without changing the pattern of single-lot private ownership that traditionally has a very strong market. As a source of affordable rental housing they avoid the “institutional” character of many apartment projects and the segregation of low-income groups. Accessory dwelling units provided in residential areas, can be located either as part of the primary home or above a garage. At least one off-street parking space must be required for the accessory units.

The Sugar House Master Plan is generally supportive of accessory dwelling units within single-family residential areas. The Master Plan anticipates accessory dwelling units as a method to meet housing needs, while protecting existing low density single-family neighborhood character.

PLANNING COMMISSION REVIEW:

The property is located in the R-1/5000 zoning district, which is a single family zoning district. Conditional Use approval is required for any ADU’s located within single family zoning district. 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 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. A certificate of occupancy for the building 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 request is denied, the applicant would not be able to construct an ADU.

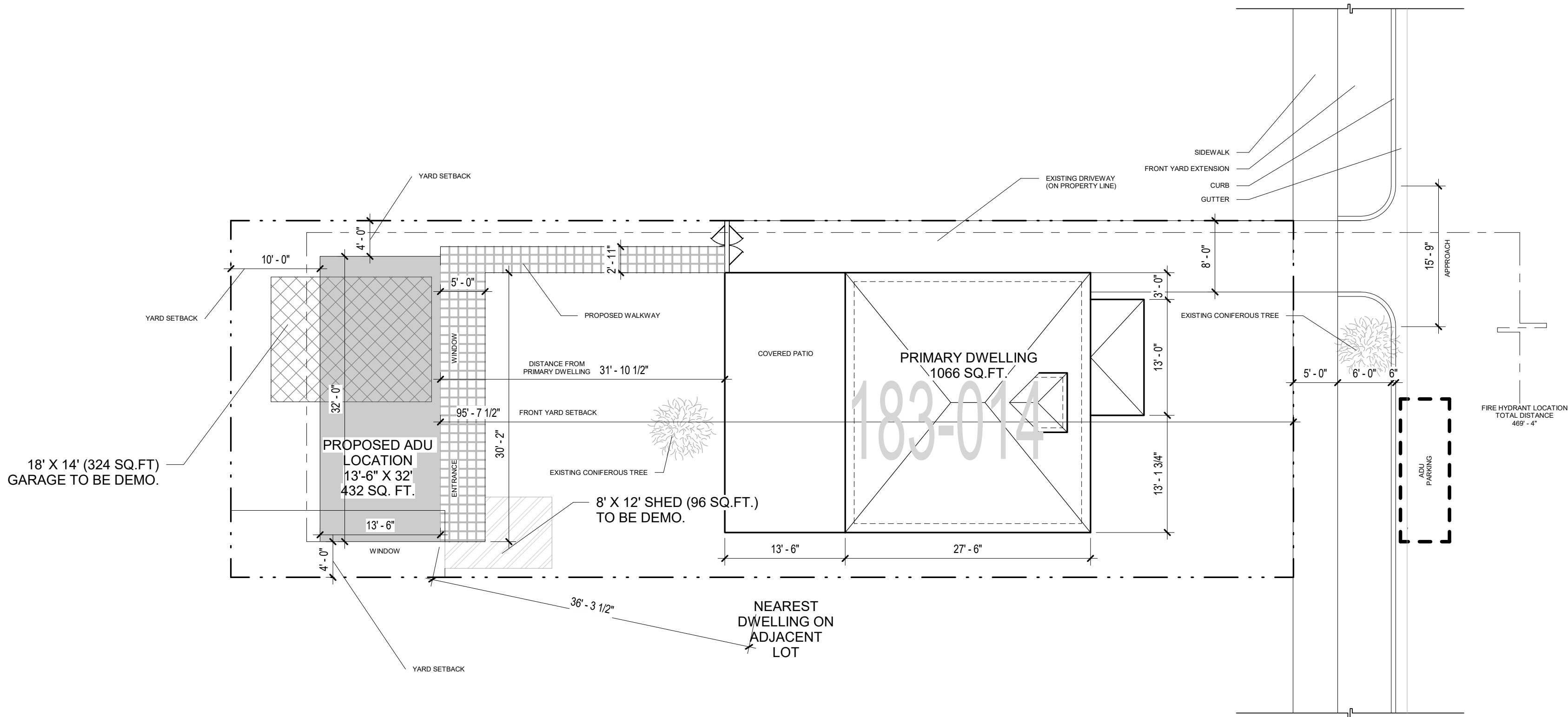
ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PLAN SET

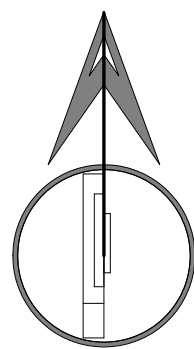
SITE GENERAL NOTES	
1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL 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!



LEGEND

- NEW MODAL 01
32' X 13' -6"
432 SQ. FT.
- 324 SQ. FT. 18' X 18'
GARAGE TO BE DEMOLISHED
- 96 SQ. FT. 8' X 12'
SHED TO BE DEMOLISHED



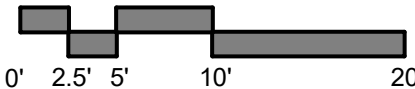
SQUARE FOOTAGE LEGEND

LOT SIZE:	4,792 SQ. FT. (.11 ACRES)
PRIMARY DWELLING SQ. FT:	1,066 SQ. FT.
PROPOSED ADU UNIT:	432 SQ. FT.
EXISTING LOT COVERAGE:	31%
LOT COVERAGE + ADU:	31%
EXISTING REAR YARD COVERAGE:	15%
REAR YARD COVERAGE + ADU:	16%

SITE

PLAN

SCALE: 1" = 10'-0"



14 JANUARY 2020

REVISIONS

A NEW DESIGN FOR THE :

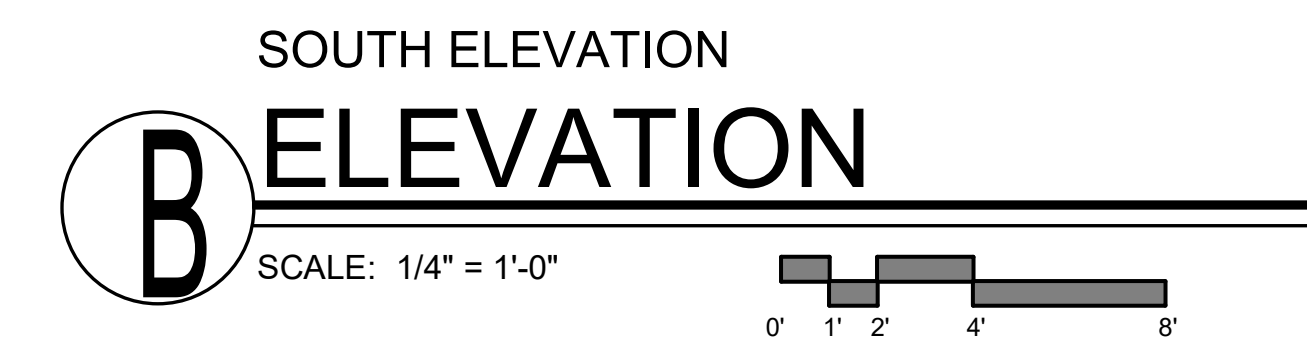
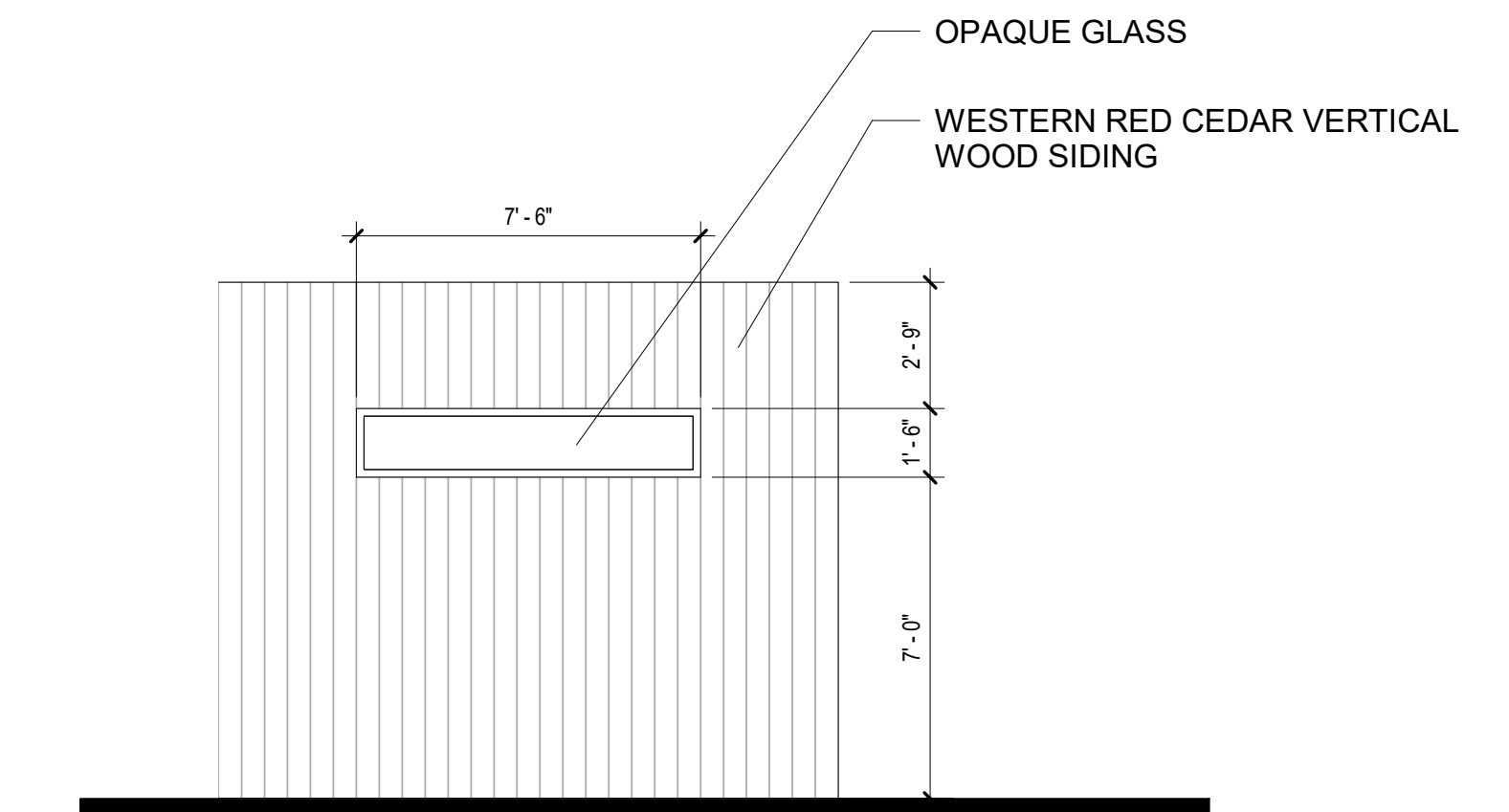
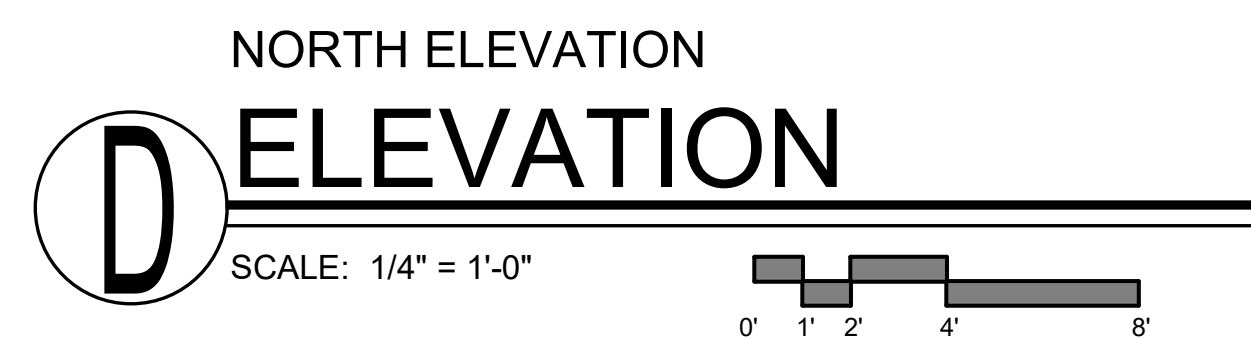
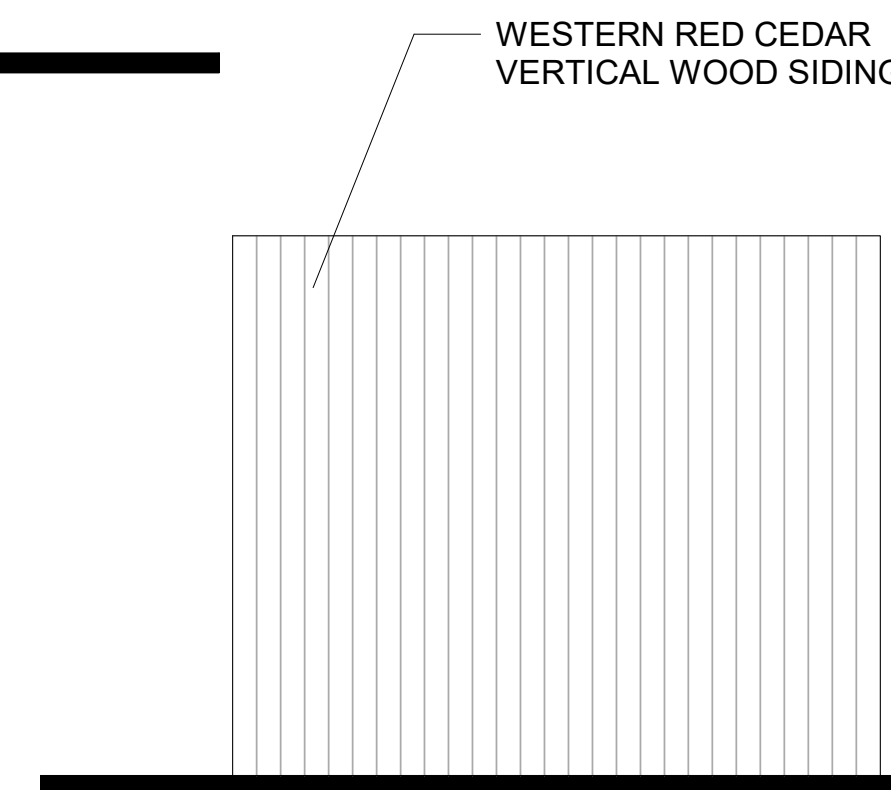
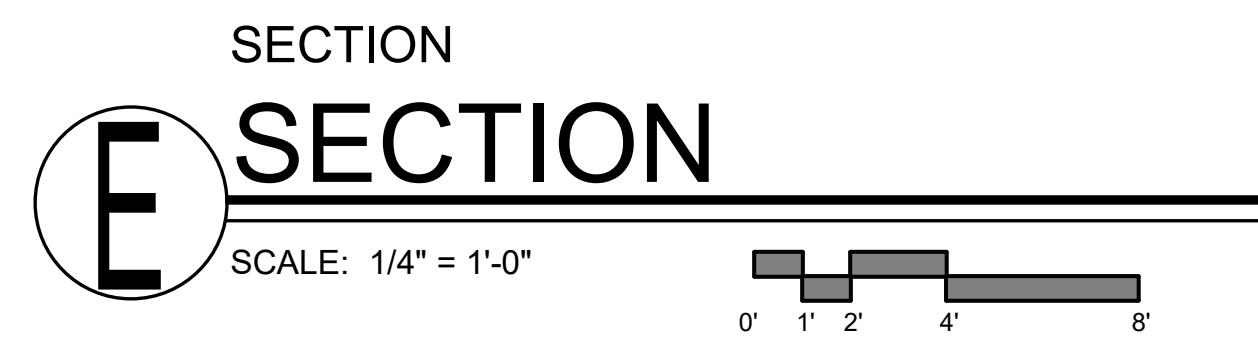
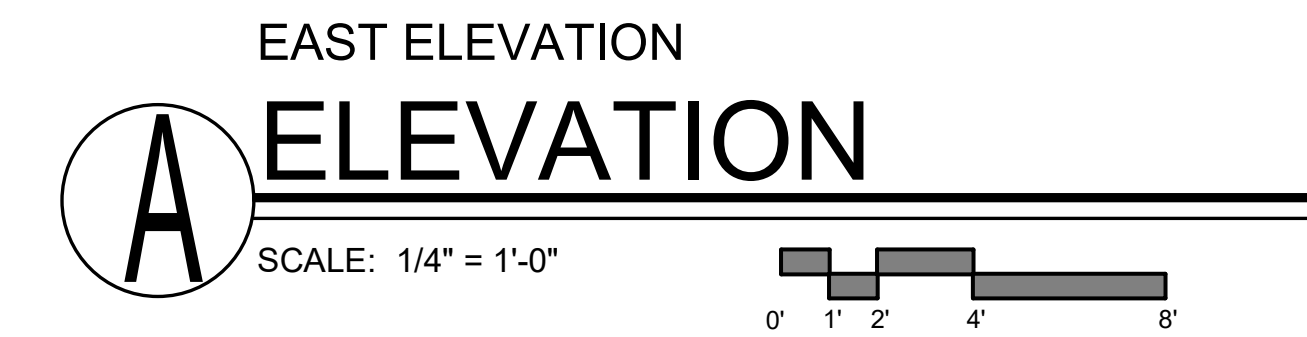
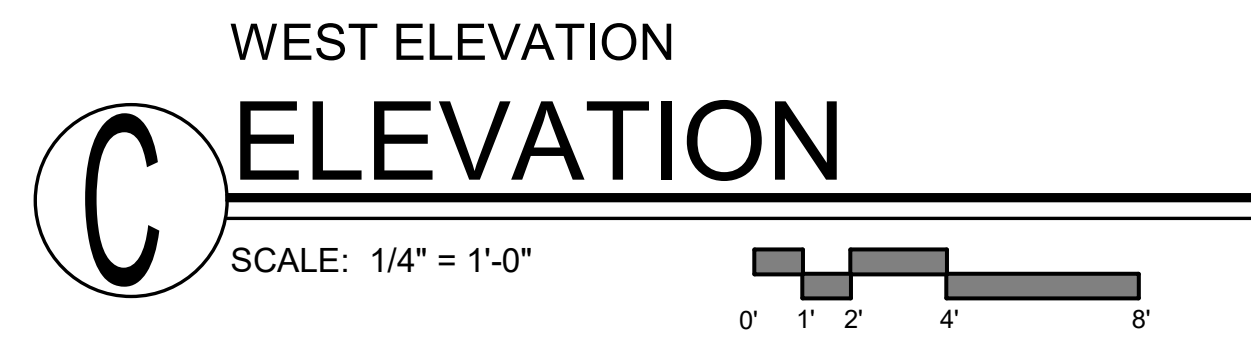
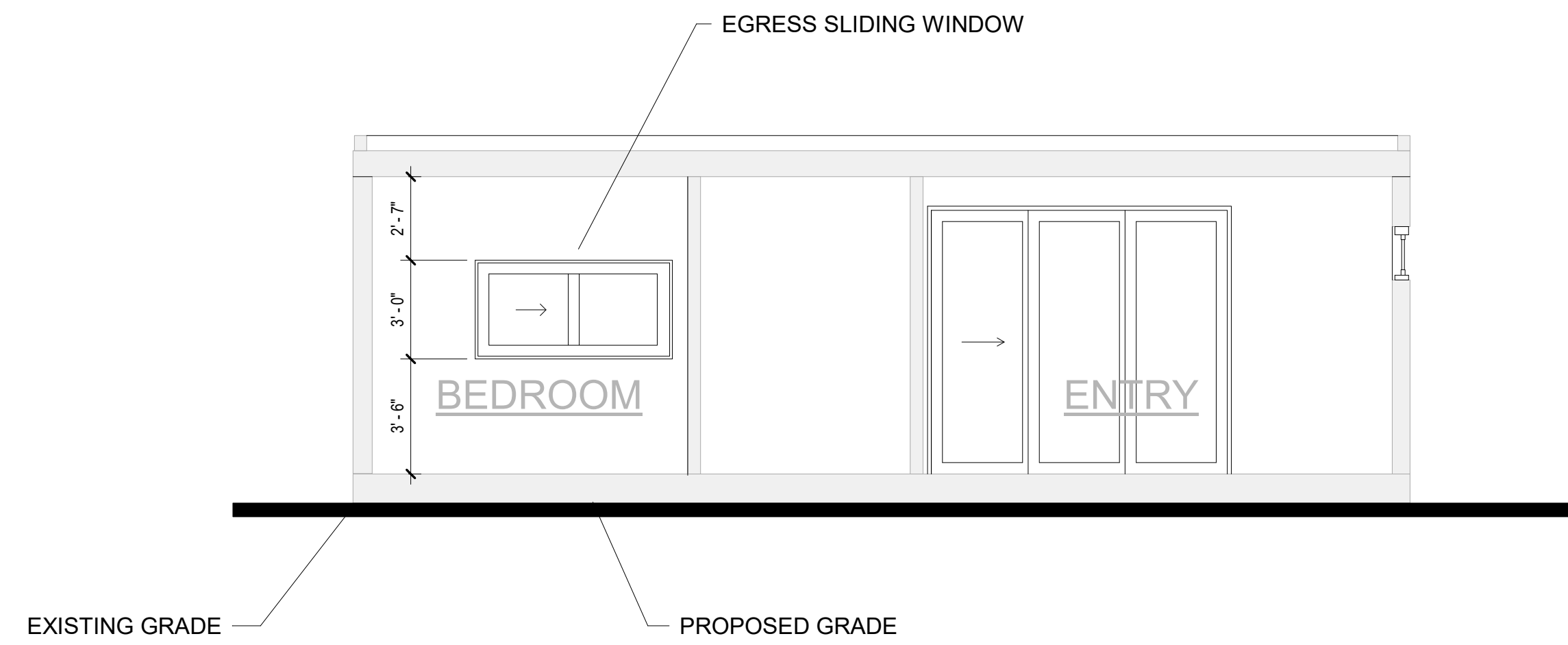
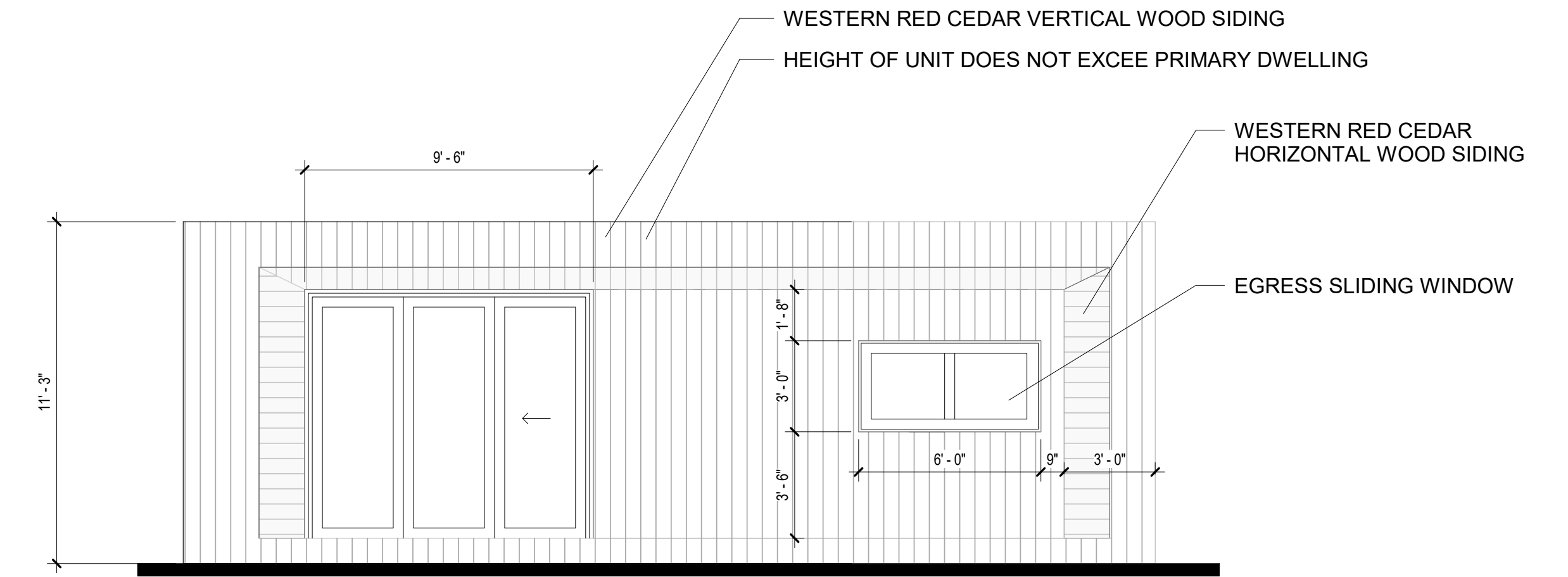
MURPHY RESIDENCE

1712 SOUTH 1000 EAST SALT LAKE CITY, UT 84105

A1.2

SITE PLAN

February 26, 2020



ATTACHMENT C: ADDITIONAL APPLICATION INFORMATION



Murphy

Conditional Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLNPCM2019-00652	CHRIS EARL	7/11/2019	R-1-5000

Project Name:
1712 ADU

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:	
Permit for Accessory Dwelling Unit	
Address of Subject Property:	
1712 S. 1000 E. Salt Lake City, UT 84105	
Name of Applicant:	Phone:
Modal Living, Inc ~ Enka West	[REDACTED]
Address of Applicant:	
150 S. State St. Salt Lake City, UT 84111	
E-mail of Applicant:	Cell/Fax:
info@livemodal.com	
Applicant's Interest in Subject Property:	
<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Other:	
Name of Property Owner (if different from applicant):	
Kelly Murphy	
E-mail of Property Owner:	Phone:
[REDACTED]	[REDACTED]

- ☒ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

- ☒ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

- ☒ Filing fee of \$758
☒ Plus additional cost of postage for mailing notice.

SIGNATURE

- ☒ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[Signature]	07/10/19

1712 S 1000 e Salt Lake City UT 84105

1. Project Description

One detached accessory dwelling unit located in the rear yard behind the primary structure to be used as an owner-occupied dwelling.

2. Conditional Use Information

- a. Accessory dwelling - business hours N/A
- b. Single family homes
- c. N/A
- d. N/A
- e. This has not been discussed with nearby property owners

3. Minimum Plan Requirements

- a. Included
- b. Included
- c. Included

4. Site Plan - Included

5. Elevation Drawing

- a. Detailed elevation
- b. Type of Construction: Wood frame

Primary Exterior Construction Materials:

- 1. Exterior Siding: 6inch tongue and groove seater
- 2. Roof: TPO
- 3. Windows and Doors: composite
- 4. Decorative Inlay: birch plywood

- c. Number: 1 Dwelling unit

Size: 432 sqft

Type: 1 Bed, 1 Bath

Not a unit of density

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 will be poured concrete footings and a site built concrete foundation skirting around the perimeter of the unit. 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. R50 roofing/flooring insulation values, R22 wall insulation, and double pane composite 4 windows and doors. 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 Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 1712 S 1000 E, currently a single-family home located in the R-1/5,0000 zone. Proposed ADU location is at the west end of the rear yard with the entrance facing the east side of the property. Setbacks are as follows: rear-yard: (10'), front-yard: (95' - 7 ½"), distance from primary structure: (31' - 10 ½"). There is an existing detached garage that will be demolished prior to placement of the ADU. Entrance is located on the southeast side of the ADU with a window to the bedroom on the northeast side, as well as a window on the south side. There will be a 534' - 1" distance from the nearest fire hydrant measured to all exterior portions of the unit. Proposed use is as a rental property. The owner intends to comply with all applicable laws and ordinances. Total building coverage will be 28% including the primary dwelling (1066 SF) and the ADU (432 SF). Rear-yard coverage will be 17% with the ADU. Parking for ADU occupants will be made available on-street in front of the property.

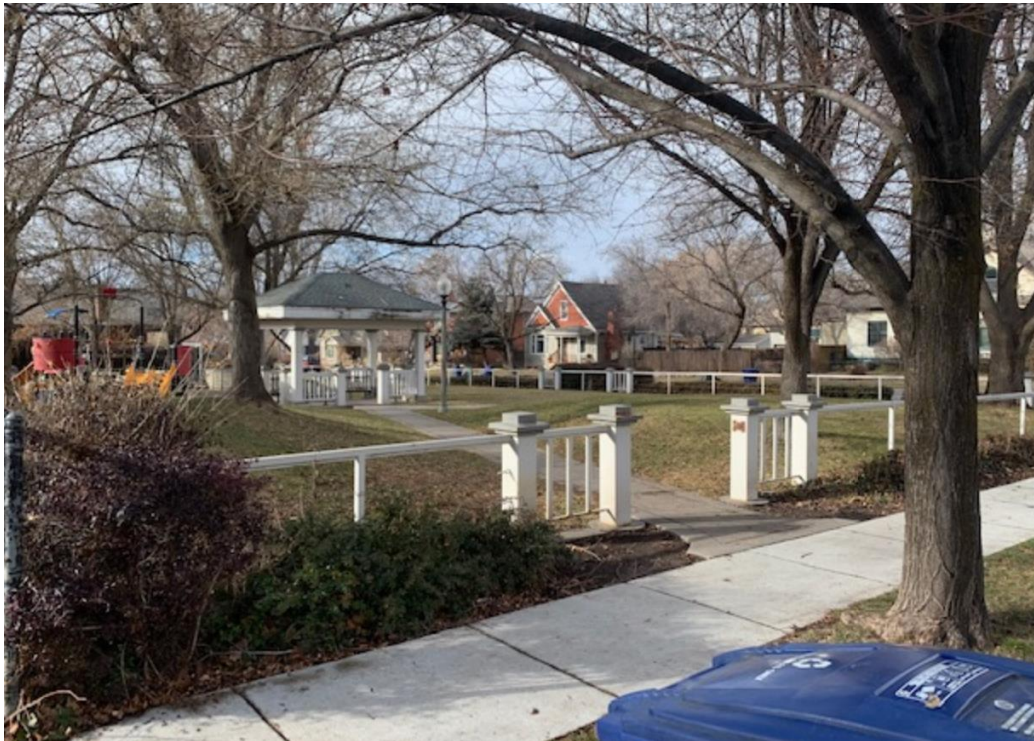
Conditional Use Information

- Operating/Delivery Hours: N/A
- Adjacent Land Uses: Residential
- Employees: N/A
- Seats: N/A
- Nearby property owners: The project has not been discussed with nearby property owners; however, we look forward to their feedback during the public input period.

ATTACHMENT D: SITE PHOTOS



Subject Property



Abutting Park to the North



Photo of Subject Property and Park to the North



Photo of Properties to the East



Subject Property and Abutting Properties to the South

ATTACHMENT E: ADU ZONING STANDARDS

21A.40.200 – Accessory Dwelling Units

ADU Standards	Proposed	Complies Y/N
<p>Bulk Requirements: Shall comply with all applicable general yard, bulk, and height limitations found in section 21A.40.050 of this chapter and any accessory building regulations found in the underlying zoning district or any applicable overlay zoning district unless otherwise regulated by this section. An accessory dwelling unit located in an additional accessory building may be constructed and shall not count towards the maximum square footage of all accessory buildings as stated in subsection 21A.40.050B2 of this chapter. The accessory building containing an accessory dwelling unit shall not have 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. An accessory building that contains an accessory dwelling unit and any other permitted accessory use shall comply with all building coverage requirements in section 21A.40.050 of this chapter.</p>	<p>The proposed detached accessory dwelling unit is approximately 432 square feet in size. The subject single-family dwelling is approximately 1,066 square feet in size. The proposal is less than 50% of the footprint of the dwelling and does not exceed 650 square feet in size.</p>	<p>Complies</p>
<p>Maximum Coverage:</p> <p>Shall comply with the building maximum coverage requirements of the underlying zoning district or applicable overlay district, whichever is more restrictive.</p> <p>R-1/5000: 40% building coverage</p>	<p>The principal structure and the proposed detached ADU equal approximately 31% building coverage.</p>	<p>Complies</p>
<p>Setbacks: All accessory dwelling units located in an accessory building shall be located between the rear wall of the single-family dwelling and the rear property line and be subject to the following setback requirements.</p> <ol style="list-style-type: none"> 1. Shall be located a minimum of ten feet (10') from the single-family dwelling located on the 	<p>The proposed ADU is setback from the single-family dwelling approximately 31'10". Additionally, the unit maintains 4' setbacks on both interior side yards and a 10' setback from the alley to the west.</p>	<p>Complies</p>

<p>same parcel and any single family dwelling on an adjacent property.</p> <p>Side and rear yard setbacks:</p> <ol style="list-style-type: none"> 1. Shall be located a minimum of four feet (4') from any side or rear lot line. 		
<p>Building Height: The maximum height of an accessory building containing an accessory dwelling unit shall not exceed the height of the single family dwelling on the property or exceed seventeen (17') in height, whichever is less.</p>	<p>The existing single-family dwelling is approximately 16'8" in height. The proposed detached ADU is approximately 11'3" in height.</p>	<p>Complies</p>
<p>Size Requirements: An accessory building that contains an accessory dwelling unit shall be subject to the building coverage requirements for accessory buildings found in section 21A.40.050 of this chapter. In no instance shall any accessory dwelling unit exceed a gross floor area of six hundred fifty (650) square feet.</p>	<p>The proposed ADU is approximately 432 square feet in size and complies with lot coverage requirements.</p>	<p>Complies</p>
<p>Entrance Locations:</p> <ol style="list-style-type: none"> 1. Facing an alley, public street or facing the rear façade of the single family dwelling on the same property. 2. 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. 	<p>The entrance for the ADU is located on the eastern elevation, which faces the rear elevation of the single-family dwelling.</p>	<p>Complies</p>
<p>Requirements for Windows:</p> <ol style="list-style-type: none"> 1. 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 	<p>The ADU contains one egress window on the eastern elevation, which face the single-family dwelling. One additional clerestory window on the south elevation. The windows are similar in dimension and design as those found on the principal structure.</p>	<p>Complies</p>

<p>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>2. 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>Balconies and Decks:</p> <p>1. Shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley.</p>	<p>The detached ADU contains an outdoor area on grade for the ADU. There are no additional balconies or decks proposed.</p>	<p>Complies</p>
<p>Parking:</p> <p>An accessory dwelling unit shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal sue is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide.</p>	<p>The proposed ADU indicates the required parking in front of the subject property along 1000 E.</p>	<p>Complies</p>

ATTACHMENT F: CONDITIONAL USE STANDARDS

21A.54.080: Standards for Conditional Uses

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section.

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 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 use 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 of a detached ADU.

Finding: The proposed development and use is generally compatible with the surrounding uses and the R-1/5000 zoning district.

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

Analysis: The subject property is located within the Sugar House Master Plan. The future land use map indicates this neighborhood as Low-Density Residential. The master plan designates this area with a maximum density of 5-10 dwelling units per acre. This designation is most appropriately reflected by R-1/5000 (Single-Family Residential), R-1/7000 (Single-Family Residential), R-2 (Single and Two-Family Residential) and RMF-30 (Low Density Multi-Family) zoning districts.

The Purpose Statement of the R-1/5000 (Single-Family Residential) zoning district:

The purpose of the R-1/5000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) 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 ADU'S:

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 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 dwelling in historic structures.*

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

- Provide a diversity of housing types, sizes, and prices in the community as a whole.

The proposal is consistent with the Sugar House Master Plan, as well as the goals and policies outlined in the Growing SLC: A Five Year Housing Plan. The Growing SLC Plan aims to increase housing options, promote diverse housing stock, and allows for additional units while minimizing neighborhood impacts.

Findings: The use is consistent with the applicable adopted city planning documents, policies and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

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:

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, entrance, parking, etc. as outlined in Attachment D.
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 uses are located in an area zoned and designated by the associated master plan by low density residential.</p> <p>This land use designation allows for lots typically between 5,000 and 8,000 square feet. Low density includes single-family dwellings interspersed with multiple family dwellings and duplexes.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, residential land use policies in the Sugar House</p>

		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	The proposed ADU is detached and setback from the existing single-family dwelling and abutting structures. The activity associated with the ADU should be minimal, due to the location of the ADU. The surrounding area includes a public park, single-family dwellings, and a duplex. The proposed ADU does not conflict with this standard.
4. The mass, scale, style, design and architectural detailing of the surrounding structures as they related to the proposed have been considered;	Complies	As discussed above, the scale of the proposal is compatible with the surrounding structures and existing uses. The location of the ADU will minimize the 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 provided parking stall is located on 1000 E, in front of the subject property. No additional curb cuts or driveways are associated with the proposed ADU. However, the vehicular traffic associated with the ADU is not anticipated to impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	The proposed parking for the ADU will be located in front of the subject property on 1000 E, which is permitted per code. The ADU is not anticipated to impact adjacent property with motorized and non-motorized traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The site is designed to enable pedestrian and bicycle access. The walkways and driveways will provide for a variety of access.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	Transportation did not provide any concerns about impact to the service level to the street.

9. The location and design of off street parking complies with applicable standards of this code;	Complies	As discussed throughout this analysis, parking space is provided on 1000 E. The location of the parking complies with the standards for ADUs.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	Public Utilities provided comments on the project. A utility plan will need to be submitted for review and compliance, 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 ADU is setback approximately 31' from the rear of the existing single-family dwelling. Additionally, the ADU is approximately 36' to the west of the abutting dwelling unit. The detached ADU is appropriately screened and buffered from the surrounding uses.
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 emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	The ADU detached from the existing structure and is compatible with surrounding uses.
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 within the single-family structure is not expected to have negative impacts on surrounding uses.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	The property is not located within a Local or National Historic District and the proposal does not involve the demolition or removal of any historic resources.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

Notice was sent to the Sugar House Community Council and East Liberty Park Community Organization on November 20, 2019.

Notice of the application was mailed to surrounding tenants and property owners on December 3, 2019.

Staff attended the Sugar House Community Council on December 9, 2019. The applicant attended and answered several questions that were raised. One concern was raised about parking. There was general support for the proposal. A letter from the Sugar House Community Council is attached.

Staff held an Open House on December 12, 2019. Three members of the public attended to gather additional information. Two public comments were submitted – one in support and the other in opposition.



Find all our information at
SUGARHOUSECOUNCIL.ORG

December 11, 2019

TO: Salt Lake City Planning Commission
From: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council
RE: PLNPCM2019-00999 Conditional se Request
Accessory Dwelling Unit at 1712 South 1000 East

This application is for a pre-fab accessory dwelling unit module 432 square feet and 11'3" high. It is built by modal (www.livemodal.com) with all the furniture and cabinets built into the unit. This unit is to be built on a lot that is in the R1/5000 zone, and feels quite small. This parcel is .11 of an acre, smaller than any of the other ADU proposals we have seen. There is a park on the north side of this lot, which makes the lot feel smaller. The lot feels squeezed between the park and another small lot. The driveway is only 5' wide along the side of the house, which makes it very difficult to use.

This product is built off site, and trucked in, probably put in place using a crane. The plans provided are very basic and difficult to read. There is no way to get a feel for how this building might impact the neighboring properties, except for being able to look at the location of the building footprint on the lot. The picture on the website is for a "modal 01". The text shows this will be 11' tall. The siding is a tung and groove material made of western red cedar.

There is one parking spot on the street. The existing garage will be torn down to make room for this accessory dwelling unit. The building appears to meet all the required setbacks. The description provided by the petitioner consists of two drawings. And they are now planning to build this with the required continuous concrete foundation around the entire structure.

We did put flyers on the porch of all the neighboring houses, and the plans on our website. We had no comments from the neighbors, one comment from a member of the community council, attached), and no one attended the Land Use meeting where this was discussed. It would be helpful, in the future, to receive an application with better drawings that are more readable, instead of blurry when blown up to read the fine print, and a description of the proposal that tells us a bit more about what is being requested. This project appears to meet the requirements of the ordinance. We have little enthusiasm for this project and are not sure what this adds to the neighborhood except being a money maker for the owner. Maybe when we see some of these finished, they will have more appeal.

Attachment: Comments received

**COMMENTS FROM COMMUNITY REGARDING 1712 SOUTH 10TH EAST
ACCESSORY DWELLING UNIT.**

Judi,

This lot looks way to small to put any type of ADU on, is scrunched in between a park and another small house. A very narrow driveway is between the driveway and a fence separating the park.....very very narrow. It looks like the lot where park resides is "L" shaped which wraps around to the back of the property lines for this small house.

I am opposed to sticking an ADU on this lot. Lot is way to small (about the size of a double wide trailer park lot). Think it is a fire hazard. Sue Watson

Community Meeting

Hosted by:
Sugar House Community Council

DATE-TIME: December 9, 6:00 p.m.

LOCATION: The Legacy Sugar House 1212
Wilmington Avenue 5th Floor Fairmont Room

WHY:SLC Planning has received a Conditional Use Application for the construction of an accessory dwelling unit in the back yard of the property at 1710 South 1000 East

GET YOUR QUESTIONS ANSWERED Please attend our SHCC meeting to get your questions answered by the petitioner and Planning Staff. Or go to our website, read about the project, and send us an on-line comment. While there, click "join" to sign up for our monthly newsletter.



<https://www.sugarhousecouncil.org/adu-accessory-dwelling-unit-2651-e-imperial-street/>

www.sugarhousecouncil.org

Community Meeting

Hosted by:
Sugar House Community Council

DATE-TIME: December 9, 6:00 p.m.

LOCATION: The Legacy Sugar House 1212
Wilmington Avenue 5th Floor Fairmont Room

WHY:SLC Planning has received a Conditional Use Application for the construction of an accessory dwelling unit in the back yard of the property at 1710 S 1000 East

GET YOUR QUESTIONS ANSWERED Please attend our SHCC meeting to get your questions answered by the petitioner and Planning Staff. Or go to our website, read about the project, and send us an on-line comment. While there, click "join" to sign up for our monthly newsletter.

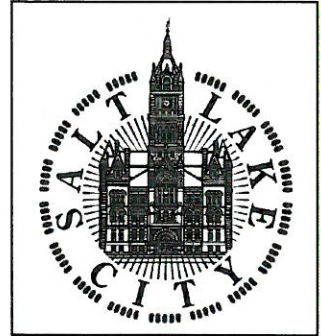


<https://www.sugarhousecouncil.org/adu-accessory-dwelling-unit-2651-e-imperial-street/>

www.sugarhousecouncil.org

OPEN HOUSE PUBLIC COMMENT FORM

December 12, 2019



Planning and Zoning Division
Department of Community and
Economic Development

1712 South 1000 East – ADU Conditional Use

Name:

Jo Ann F. Sandergaard

Address:

965 Blaine Ave
Salt L.C. UT

Zip Code

84105

Phone:

[REDACTED]

E-mail

[REDACTED]

Comments:

I oppose this
project. JLD

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 12, 2019



Planning and Zoning Division
Department of Community and
Economic Development

1712 South 1000 East – ADU Conditional Use

Name: Margaret Holloway

Address: 1412 West 1100 North
SLC, UT

Zip Code 84116

Phone: [REDACTED] E-mail: [REDACTED]

Comments: I Love Love the design looks compact
But Big enough Sleek design great Accent to
Neighborhood. Without the bad side effects people
are worried about looking Bad
Simple Elegant design


Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at kelsey.lindquist@slcgov.com or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

SIGN IN SHEET

MEETING FOR: Petition PLNPCM2019-00652– 1712 S. 1000 E.

DATE: December 12, 2019

PLEASE PRINT

FULL NAME	MAILING ADDRESS (INCLUDE ZIP CODE)	PHONE #
Margaret Holloway	1412 N 1100 North SLC	

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Michael Barry - TRANSPORTATION: One additional parking space is required for the ADU. All parking and vehicle maneuvering areas must be hard surfaced.

Greg Mikolash - FIRE DEPARTMENT: Provide the hydrant location and distances, as stated in project description narrative, on the drawing when submitted for building permit review. No additional fire comments at this time.

Scott Teerlink - POLICE DEPARTMENT: No objections.

Jason Draper - PUBLIC UTILITIES: The sewer lateral will need to be repaired or replaced before the new ADU can be connected. All construction will need to meet SLCPU standards, ordinances and policies.

Vicki Bennett - SUSTAINABILITY: No comments received.

Scott Weiler -ENGINEERING: No objections.

Jason Rogers-BUILDING: Helical piers are not allowed for this structure. All Construction to be considered as a new permanent residence and needs a foundation with at least 30" Frost line. vapor barriers ,crawl spaces venting, foundation insulation -----See IRC 2015 and Utah state adopted local codes and finish design drawings to those standards. No other comments at this time// further review required once drawings for permanent structure is submitted.

Scott Browning – ZONING: 1. Percentage of lot coverage needs to be on site plan page
2. South elevation has a window in a 4' setback – “Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required” (21A.40.200.E.3.g.1)