To: Salt Lake City Planning Commission

From: Sara Javoronok, Senior Planner, sara.javoronok@slcgov.com, 801-535-7625

Date: February 12, 2020

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2019-01051)

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Conditional Use

**PROPERTY ADDRESS:** 1083 S Blair Street
**PARCEL ID:** 16-07-405-009-0000
**MASTER PLAN:** Central Community
**ZONING DISTRICT:** R-1/5000 (Single Family Residential)

**REQUEST:** Tom Candee of Brach Design, on behalf of the property owner, Heather Flanders, is requesting Conditional Use approval for a detached Accessory Dwelling Unit (ADU) located in the northern half of the rear yard of the single family dwelling at 1083 S. Blair Street. The property is within the R-1/5000 (Single Family Residential) zoning district which requires Conditional Use approval to construct 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 below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

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

Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

**ATTACHMENTS:**
A. Vicinity Map
B. Additional Applicant Information
C. Site Photos
D. ADU Zoning Standards
E. Conditional Use Standards
F. Public Process & 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 1083 S. Blair St. The property is located in the southern half of the block between Herbert and Harvard Avenues. There is an alley to the rear of the existing residence and a parking space is proposed to be located off of the alley.

The proposed ADU would be located in the northern half of the rear yard. Its footprint is approximately 459 square feet and it has a 186 square foot loft area, for a total of 645 square feet. The dwelling itself would measure approximately 27 feet in length by 17 feet in width. An approximately 375 square feet covered patio is also proposed to the south and east off of the living area. The primary exterior building material is stucco. The structure is the maximum permitted 17 feet in height. This is less than the existing residence on the property, which is approximately 20 feet. The entrance to the proposed ADU faces south to the rear yard. The south elevation has a number of windows including three in the loft area that project outwards from the elevation adding visual interest to the structure. The elevation facing the property to the north has a single clerestory window. The west elevation, facing the existing residence has two longer, narrow windows. The east elevation, which faces the alley, has three windows.

The parking for the existing house is accommodated by an existing single car garage and driveway accessed from Blair Street. The parking spot for the ADU will be located off of the alley and to the south of the ADU. The subject parcel is also located approximately ¼ mile from transit stops on 500 East.
graphic rendering showing the existing house, proposed ADU, and proposed parking location.

PLANNING COMMISSION 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 ADUs that are located in a single family zone. For complete analysis and findings in relation to the Conditional Use standards please refer to Attachment E.

NEXT STEPS:
Approval of Conditional Use
If the request is approved, the applicant must comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. Building permits and certificates of occupancy for the buildings will only be issued once all the conditions of approval are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance.

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

If the petition is 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 a dwelling unit. 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 an accessory building (17’ to the midpoint or 12’ for a flat roof).
December 23, 2019

Salt Lake City Planning Office
451 South State St.
Room 215

To Whom It May Concern,

The owner of 1083 S. Blair St. seeks to build a detached ADU in the eastern end of the lot. Directly east of the parcel is a public alley.

During our planning phase, we have met with both Fire Plan Checkers as well as Planners in order to meet the requirements of the ordinance. With regard to fire, we have kept the farthest exterior wall no more than 150’ away from the fire access lane, which is Blair Street and we have a fire hydrant well within 600’ of the ADU.

The ADU height is 17’ from the grade and below the existing home’s height, which is a shade over 20’.

We have received concerns about the window openings on the ADU. Zoning commented that the window on North elevation is too large. That window has been sized down to 5’ wide x 2’ tall. This is a clerestory window to let in natural light into the great room area. It is the only window on that elevation and it has a sill height of 12’-8” above the grade.

Other windows are designed to bring in natural light and/or connect the ADU with the outdoors. In all of our designs and especially with ADU designs, we have learned that by strategically placing glass near the floor, it lends a connection to the ground and hence to the outdoors that makes the design feel larger than it really is and that gives the design a more organic feel, connecting it to nature beyond. We have many clients who love this type of move and we recognize its value.

We have made efforts to reduce our opening sizes on this project and to limit windows to the west and north both for privacy purposes as well as strategies for limiting energy use. Our largest openings are at the ground floor south elevation. This is because the ADU outdoor zone is situated to the south where we have 29’ before the south property line and because it is the best aspect with regard to controlling the sun. We can shade it during summer or welcome it into the space in the winter.

Let us know if we can provide more info on the windows or other concerns.

Sincerely,

Tom Candee, Licensed Architect
801-258-1028
tom@brachdesign.com
FLANDERS ADU
1083 S. BLAIR ST.
SALT LAKE CITY, UT 84115

PROJECT RENDERING

VICINITY PLAN

GENERAL PROJECT INFO

PROJECT ADDRESS: 1083 S. BLAIR ST.

SCOPE OF WORK: NEW DETACHED ADU

ZONING DISTRICT: R-1-5000

GOVERNING BUILDING CODES: 2015 IRC

CONSTRUCTION: TYPE VB

OCCUPANCY: GROUP R-3

ARCHITECT: BRACH DESIGN LLC
DAVE BRACH RA, CPHC
801-865-7648
dave@brachdesign.com

PROJECT AREAS:

LOT AREA: 7,887
TOTAL BUILT SRFC COVERAGE: 1,664
EXISTING HOUSE: 996
EXISTING GARAGE: 209
NEW ADU: 459

PROJECT TEAM

OWNER: HEATHER FLANDERS
1083 S BLAIR ST.
niceleaves@gmail.com

ARCHITECT: BRACH DESIGN LLC
DAVE BRACH RA, CPHC
801-865-7648
dave@brachdesign.com

STRUCTURAL ENGINEER: COMPASS ENGINEERING
WAYNE STAKER, PE
compass.eng@hotmail.com

PROJECT LOCATION

LIBERTY PARK
AVIARY
500 EAST
300 EAST
1300 SOUTH
BLAIR ST.
1083 S. BLAIR ST.
SALT LAKE CITY, UT 84115

FLANDERS ADU

PREFIX ID

A0.1
A0.2
A0.3
A1.1
A2.1
A3.1
A4.1
MPE.1
S0.3

Name

COVER SHEET
EXISTING SITE PLAN
NEW SITE PLAN
FLOOR PLANS
BUILDING & STAIR SECTIONS & SCHEDULES
WALL SECTIONS
ELECTRICAL PLANS
FOOTING, FND AND FRAMING PLANS

NOT FOR CONSTRUCTION  NOT FOR CONSTRUCTION  NOT FOR CONSTRUCTION

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1083 S. BLAIR ST.
SALT LAKE CITY, UT 84115

FLANDERS ADU
1083 S. BLAIR ST., UT 84115
28. All tubs and showers are required to be equipped with a water storage tank.

26. Doors separating the residence from a garage shall be equipped with a fire-resistant construction.

22. Water storage tanks to be strapped on upper and lower third with additional restraints.

21. 4" perforated drain pipe at footing. Drain to daylight.

20. New TPO or PVC roofing membrane, minimum 60 mil thick. Use tapered insulation.

17. 3' deep x 2' wide minimum drywell with free-draining gravel 1/2" minimum, no fines.


15. Provide attic access w/ R.O. min 22" x 30" per IRC R807.

14. The installation and sizing of roof drains, leaders and conductors shall comply with the International Plumbing Code.

13. Provide roof drainage outlets by approved signage that reads: "Caution, non-potable water. Do not drink."

12. All tub and shower fixtures to have approved anti-scald device.

11. Roof ventilation openings shall be no smaller than 1/6" least dimension, and lavatory or sink faucet of not more than 2.2 gallons per flush, shower head of not more than 2.5 gallons per minute, and temperature不得超过 120°F.

10. The total net free roof ventilation area shall not be less than 1/150 of the total floor area of the structure.

9. Inspections are required for all stucco and EIFS.

8. Provide roof eave and ridge venting per IRC R806.

7. Tank type water closets shall have a flow rate of not more than 1.6 gpm.

5. Provide attic access w/ R.O. min 22" x 30" per IRC R807.

4. The installation and sizing of roof drains, leaders and conductors shall comply with the International Plumbing Code.

3. General notes:
   - Provide roof drainage outlets by approved signage that reads: "Caution, non-potable water. Do not drink."
   - Provide attic access w/ R.O. min 22" x 30" per IRC R807.
   - Tank Type water closets shall have a flow rate of not more than 1.6 gpm.
   - Inspections are required for all stucco and EIFS.
   - Provide roof eave and ridge venting per IRC R806.
   - Tank type water closets shall have a flow rate of not more than 1.6 gpm.
   - Provide attic access w/ R.O. min 22" x 30" per IRC R807.
ATTACHMENT C – SITE PHOTOS

View of the front of the existing house from Blair Street and facing east

View of the side and front of the existing house and looking toward the area of the rear yard where the ADU would be located
View of the rear yard where the ADU would be located

View of the alley behind the subject property along with the property’s rear yard fence and garage located on the adjacent property to the north.
### ATTACHMENT D – ADU ZONING STANDARDS

#### 21A.40.200 – Accessory Dwelling Units

<table>
<thead>
<tr>
<th>ADU STANDARDS</th>
<th>PROPOSED</th>
<th>COMPLIES Y/N</th>
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<tr>
<td><strong>SIZE</strong></td>
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<td>ADU footprint can be 50% of the footprint of the primary house up to a maximum of 650 SF.</td>
<td>Primary house is approximately 996 SF, ADU can be 50% of that or approximately 498 SF. Proposed footprint is approximately 459 SF. There is also a 186 SF loft area. These total 645 SF.</td>
<td>Complies</td>
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<tr>
<td><strong>MAXIMUM COVERAGE</strong></td>
<td>Lot size is approximately 7,887 SF. 40% of the lot is 3,155 SF.</td>
<td>Complies</td>
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<tr>
<td>The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.</td>
<td>Primary House – 996 SF Existing Garage – 209 SF Proposed ADU - 459 SF Covered patio – 375 SF Total coverage – 2,039 SF The surface coverage all principal and accessory buildings (including the proposed ADU) is 26% of the lot.</td>
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<td><strong>HEIGHT</strong></td>
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<td>17 FT or the height of the single family dwelling on the property, whichever is less.</td>
<td>17’</td>
<td>Complies</td>
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<td>*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.</td>
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<td><strong>SETBACKS</strong></td>
<td>Located 4 FT from the north side lot line and 29 FT from south side lot line and over 30 FT from the rear lot line.</td>
<td>Complies</td>
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<td>Minimum of 4 FT from any side or rear lot line.</td>
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<td><strong>SEPARATION</strong></td>
<td>Located approximately 41 FT from the primary house on the property and the closest house on an adjacent property is approximately 44 FT.</td>
<td>Complies</td>
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<tr>
<td>Located 10 FT from any primary dwelling on the property or adjacent property</td>
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<td>ENTRANCE LOCATIONS</td>
<td>The entrance for the proposed ADU faces the south property line and is located approximately 29 FT from the side property line.</td>
<td>Complies</td>
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<tr>
<td>The entrance to an ADU in an accessory building shall be located:</td>
<td>The entrance located a minimum of ten feet (10’) from the side or rear property line.</td>
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<td>• (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.</td>
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<tr>
<th>REQUIREMENTS FOR WINDOWS</th>
<th>The north elevation of the ADU is located 4 FT from the property line and one clerestory window is proposed on that elevation.</th>
<th>Complies</th>
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<tr>
<td>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.</td>
<td>The other elevations are all greater than 10 FT from a property line and have a variety of window sizes and shapes, including clerestory windows. The appearance of the proposed ADU is generally more modern than the existing residence and the variety of window types are compatible with the principal structure. 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.</td>
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<td>• 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.</td>
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| PARKING | In addition to the parking spaces for the house already provided on the driveway and in the existing detached garage, the ADU will have a parking spot in the southern portion of the rear yard and accessed via the alley. Additionally, on-site parking could be waived because there is on-street parking in front of the property. | Complies |
| Minimum of one parking space on site. |  |          |
| *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. |  |          |
## ATTACHMENT E – 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 use is a small residential unit that should be readily compatible with surrounding uses which are all single family homes. 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 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 proposed ADU is located in the Liberty neighborhood planning area as established by the *Central Community Master Plan*. This neighborhood extends east from State Street to 700 East and south from 900 South to 2100 South. This area first developed in the 1880s and development continued through the early 20th Century with the development of “streetcar subdivisions”. Much of the area was filled in with modest single-family dwellings and smaller multifamily buildings with architectural styles ranging from cottages to bungalows by 1925. 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 neighborhoods 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 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 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:

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<tr>
<th>Criteria</th>
<th>Finding</th>
<th>Rationale</th>
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<tr>
<td>1. This title specifically authorizes the use where it is located</td>
<td>Complies</td>
<td>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 Attachment D.</td>
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<tr>
<td>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</td>
<td>Complies</td>
<td>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., 3,000-10,000 square feet with 1-15 dwelling units per acre) where single-family detached homes are the dominant land use. Low-density includes single-family attached</td>
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and detached dwellings as permissible on a single residential lot subject to zoning.

As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the 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.

<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 | Complies | Uses surrounding the property are generally single family residential. The residential lots in this area are large enough to provide separation between the proposed ADU and 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 an overall size of 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 main house on the subject property has a driveway located off of Blair Street. The ADU will access a parking space from the alley. The proposed access will 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 will be accessed from the alley. It is not anticipated that the ADU 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. The site plan shows a path from the parking space to the ADU. |
| 8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street | Complies | Vehicular access to the site and sufficient parking is existing. There is an existing detached single car garage with additional parking available on the driveway. There is also an additional parking space for the ADU that will be accessed from the alley. No unreasonable impacts to the service level of the adjacent streets is anticipated. |</p>
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<tr>
<th>9. The location and design of off-street parking complies with applicable standards of this code</th>
<th>Complies</th>
<th>As discussed in other areas of this analysis, one parking space is provided in the rear yard for the ADU. Additionally, parking for the ADU could be waived because of the availability of off-street parking in front of the subject property.</th>
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<tr>
<td>10. Utility capacity is sufficient to support the use at normal service levels</td>
<td>Complies</td>
<td>The Public Utilities department provided comments on the project. As proposed, the utility plan would be in compliance.</td>
</tr>
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<td>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</td>
<td>Complies</td>
<td>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. The property currently has a solid wood fence along the property line and this provides screening from the adjacent properties. Additionally, most of the proposed setbacks exceed the required minimums.</td>
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<td>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</td>
<td>Complies</td>
<td>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.</td>
</tr>
<tr>
<td>13. The hours of operation and delivery of the use are compatible with surrounding uses</td>
<td>Complies</td>
<td>The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.</td>
</tr>
<tr>
<td>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</td>
<td>Complies</td>
<td>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.</td>
</tr>
<tr>
<td>15. The proposed use does not undermine preservation of historic resources and structures</td>
<td>Complies</td>
<td>The property is not located within a Local Historic District and the proposal does not involve removal or any historic resources or structures.</td>
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**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.
Notice of Application to Central City and Liberty Wells Community Councils:
A notice of application and submitted materials were sent to the Central City and Liberty Wells Community Council chairpersons, on December 10, 2019. The subject parcel is within the boundaries of both Community Councils. They were each given 45 days to respond with any concerns or request staff to meet with them and discuss the proposed rezoning and text amendment.

Early Notification to Property Owners and Renters within 300’ of the Subject Parcel:
An early notification to property owners and renters was also sent out on December 10, 2019. It provided them information about the project with Staff contact information to provide comments or seek additional information. It also let them know that it had been sent to the applicable Community Councils.

Public Open Houses:
An Open House was held on January 16, 2020. Notices were mailed and posted on January 6, 2020. Two residents attended and their comment cards indicating support for the proposal are below.

Notice of the Planning Commission Public Hearing:
Notice of the public hearing scheduled for February 12, 2020 were mailed and posted on the site on January 31, 2020.

Public Input:
No comments were provided from the Central City or Liberty Wells Community Councils. As of the publication of this Staff Report, Staff has received the two written comments from the Open House.

Staff spoke with a nearby property owner that was generally supportive of the proposal.

Staff received a phone call from a nearby property owner whose residence is located close to the alley and who had concerns about additional development in the area because of the potential for additional crime and noise, particularly in the alley. The applicant indicated that the owners of the house plan to live in the ADU potentially decreasing these concerns.

Staff received a phone call from another nearby resident who had concerns with the removal of the existing tree in the rear yard for the construction of the ADU.

If any comments are received after publication of the Staff Report, they will be forwarded to the Planning Commission and included in the public record.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>ZIP Code</th>
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<tbody>
<tr>
<td>Ryan Harris</td>
<td>1084 S Blain</td>
<td>84119</td>
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<tr>
<td>Jeremy King</td>
<td>1235 Glennville St</td>
<td>84104</td>
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LEAVE A COMMENT!

NAME: Jeremy Kurig
ADDRESS: 1205 Balmoral St.
COMMENTS: In favor of increasing density with ADU.

SALT LAKE CITY PLANNING

DATE: 1/16/2020
EMAIL:

STAY INFORMED // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House, or provide your comments via email or mail.

SARA JAVORONOK // sara.javoronok@slc.gov
SALT LAKE CITY PLANNING DIVISION
451 S. State Street // Salt Lake City, UT 84114-5480 // P.O. Box 145480

LEAVE A COMMENT!

PROJECT NAME: 1083 S 3700 W
NAME: Ryan Houston
ADDRESS:
COMMENTS: ADUs are a nice addition to our neighborhoods. Nice project!

SALT LAKE CITY PLANNING

DATE: 
EMAIL:

STAY INFORMED // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House, or provide your comments via email or mail.

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ATTACHMENT G – DEPARTMENT REVIEW COMMENTS

Planning – Sara Javoronok, sara.javoronok@slcgov.com, 801-535-7625
- Schedule a DRT to identify potential issues with fire, utilities, etc.
- Please provide a more detailed narrative, especially addressing 21A.40.200.E.3.g (1) and (2) regarding the proposed windows.

*Subsequent to sending these comments the Development Review Supervisor indicated that a DRT was not necessary.

Public Utilities – Jason Draper, jason.draper@slcgov.com, 801-483-6751
The sewer lateral for the existing home will need to be replaced and relocated. It looks like their plans address this. If they follow this proposed plan, we have no objections to the conditional use.

Zoning – Scott Browning, scott.browning@slcgov.com, 801-535-7283
1. Required to attend DRT
2. Need an elevation of the entire property – to make sure the ADU is not taller than 17’ or the main structure (whichever is taller)
3. Window on the north elevation – “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)
4. Total lot coverage by solid roofed structures must be on the site plan

Engineering – Scott Weiler, scott.weiler@slcgov.com, 801-535-6159
No objections.

Transportation – Michael Barry, Michael.barry@slcgov.com, 801-535-7147
For an ADU, one additional parking space is required. It appears that this requirement is met with a parking space off the alley.

Fire – Doug Bateman, douglas.bateman@slcgov.com, 801-535-6619
Fire apparatus access road shall extend to within 150-feet of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Fire apparatus access roads shall have a minimum clear width of 20-feet for buildings 30-feet and under; and an unobstructed clear height of 13-feet 6-inches.

For Group R-3 and Group U occupancies, fire hydrants shall be within 600-feet of all exterior portions of the buildings as measured by an approved route around the building. Provide location of existing or proposed fire hydrants.

**"Approved" is defined as the height of the structure times 70% plus 4 feet will be the dimension measured from the exterior wall."