



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Linda Mitchell, Principal Planner, linda.mitchell@slcgov.com

Date: June 3, 2020

Re: PLNPCM2019-01079 – Conditional Use for a Detached Accessory Dwelling Unit

BACKGROUND: On May 13, 2020, the Planning Commission held a public hearing and reviewed a conditional use for a detached accessory dwelling unit at approximately 1020 S Lincoln Street. At that meeting, the Planning Commission closed the public hearing and there was considerable discussion about the existing basement use of the single-family dwelling.

A motion was made to table the petition with the Planning Commission directing Staff to conduct research and report back on the use determination of the principal building; specifically, if the basement level is a separate dwelling unit.

DISCUSSION: The applicant has submitted photographs of the interior space from the exterior entry to the basement level ([Attachment A](#)). The photographs show the basement level has a shared space between the sleeping area and living room with a kitchenette consisting of a small refrigerator and a microwave, plus a full bathroom. The basement level does have free flow access to the main floor. The interior door between the main level and basement level does not have a locking hardware. Therefore, there is no restriction of free flow between the spaces. A single-family dwelling and family are defined below.

DWELLING, SINGLE-FAMILY: A detached building containing only one dwelling unit surrounded by yards that is built on site or is a modular home dwelling that resembles site built dwellings. Mobile homes, travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary housing or portable housing are not included in this definition. All living areas of a single-family dwelling shall be accessible and occupied by the entire family.

FAMILY: A. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or
B. A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or
C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, residential support dwelling, a lodge or a fraternity/sorority house.

In reviewing the submitted photographs from the applicant and current use with the above-mentioned definitions, the basement would not be considered an additional dwelling unit. The applicant has showed that there is free flow (i.e., no locked doors) between the main level and

basement level and that the occupants conform to the zoning definition of “family”. Therefore, the principal building on the property is considered a single-family dwelling and is in compliance with the Section 21A.40.200E.1.a of the Zoning Ordinance that limits the number of ADUs on a property to one. The conditional use request remains the same as what was presented at the May 13th meeting.

RECOMMENDATION: Based on the information in the 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 H of the staff report ([Attachment B](#)).
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. No responsible party shall 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. [Photographs From The Applicant](#)
- B. [May 13, 2020 Planning Commission Staff Report](#)
- C. [Minutes From May 13, 2020 Planning Commission Meeting](#)

ATTACHMENT A: PHOTOGRAPHS FROM THE APPLICANT

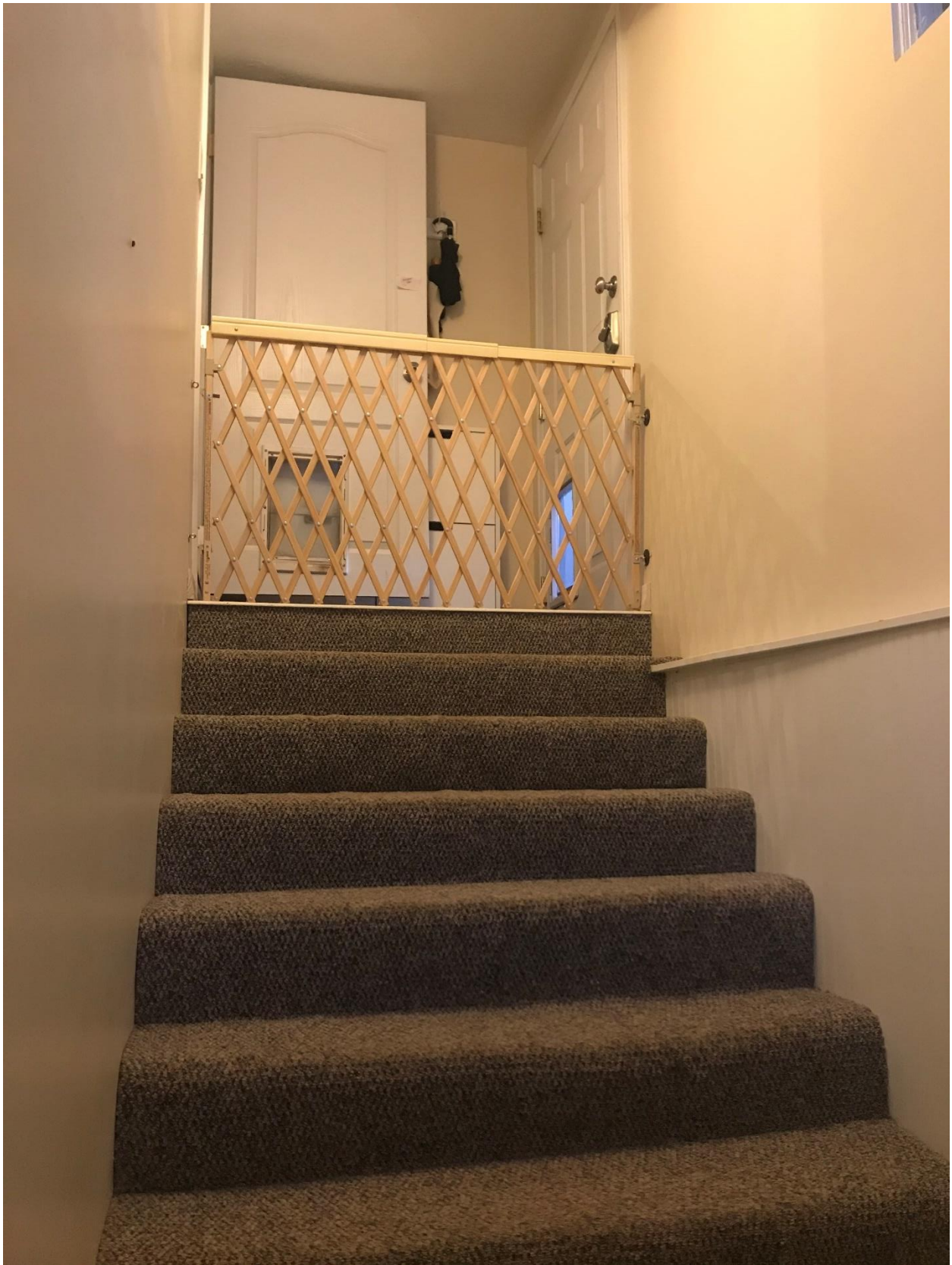
[This page is intentionally left blank]





















ATTACHMENT B: MAY 13TH PLANNING COMMISSION STAFF REPORT

[This page is intentionally left blank]



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Linda Mitchell, Principal Planner, linda.mitchell@slcgov.com
Date: May 7, 2020
Re: PLNPCM2019-01079 – *Detached Accessory Dwelling Unit*

Conditional Use

PROPERTY ADDRESS: 1020 S Lincoln Street
PARCEL ID: 16-08-328-015-0000
MASTER PLAN: Central Community – Low Density Residential
ZONING DISTRICT: R-1/5,000 Single-Family Residential

REQUEST: Andrea Palmer, Modal Living and property owner representative, is requesting Conditional Use approval for a detached accessory dwelling unit (ADU) in the rear yard on a property located at approximately 1020 S Lincoln Street. The detached ADU would have a building footprint of approximately 425 square feet. 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 H](#).
2. The property owner shall comply with the registration process as outlined in section 21A.40.200F of the Salt Lake City Zoning Ordinance.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Additional Applicant Information](#)
- D. [Site Visit Photographs](#)
- E. [Analysis of Standards - Accessory Dwelling Units](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Public Process and Comments](#)
- H. [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 1020 S Lincoln Street. The subject parcel is located on Lincoln Street, between Belmont Avenue and Herbert Avenue.



The proposed detached ADU would be located between the detached garage and single-family dwelling. The building footprint is approximately 425 square feet. It would be a one-story structure containing one (1) bedroom and one (1) bathroom with a flat roof measured approximately 11 feet 9 inches (11' - 9") in height. The primary exterior building material would be stained charcoal six inch wide (6") vertical wood siding. The proposed detached ADU has a wraparound deck with the entrance facing the south interior lot line (*Figure 1*). There is a clerestory window on the west elevation located approximately six feet (6') above the ground level that faces the alley (i.e., rear property line). In addition, there is six feet by three feet (6' x 3') sliding, double-pane window facing the south interior lot line. This window is similar in size and profile as the windows found on the principal structure. There is a pedestrian access through the proposed hard surface walkway with access from/to the alley and an additional pedestrian access through the existing [north] side gate to Lincoln Street (*Figure 2*).

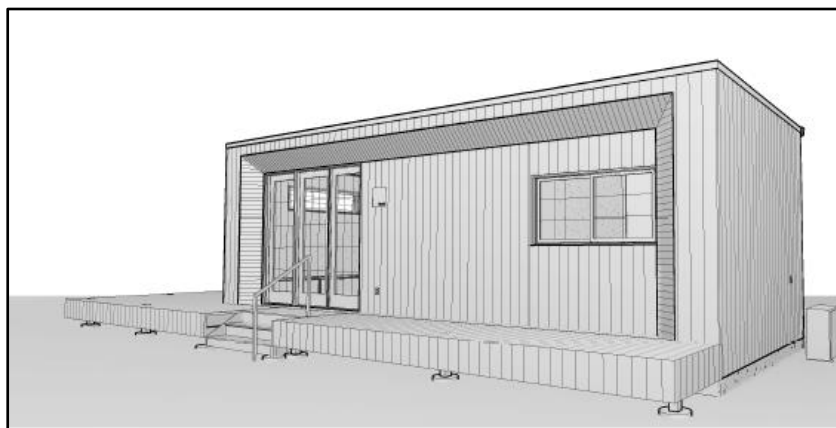


Figure 1. South Elevation Rendering

The parking for the existing house is accommodated by two (2) off-street parking spaces in the detached garage and an additional parking on the shared easement, both accessed from the alley. As shown in *Figure 2* below, the shared easement is approximately 8-foot in width, with five feet (5') on the subject property and the remaining three feet (3') on the abutting property. Off-street parking is not required because the property is located within ¼ mile of a bus stop and street parking is available along the frontage of the property.

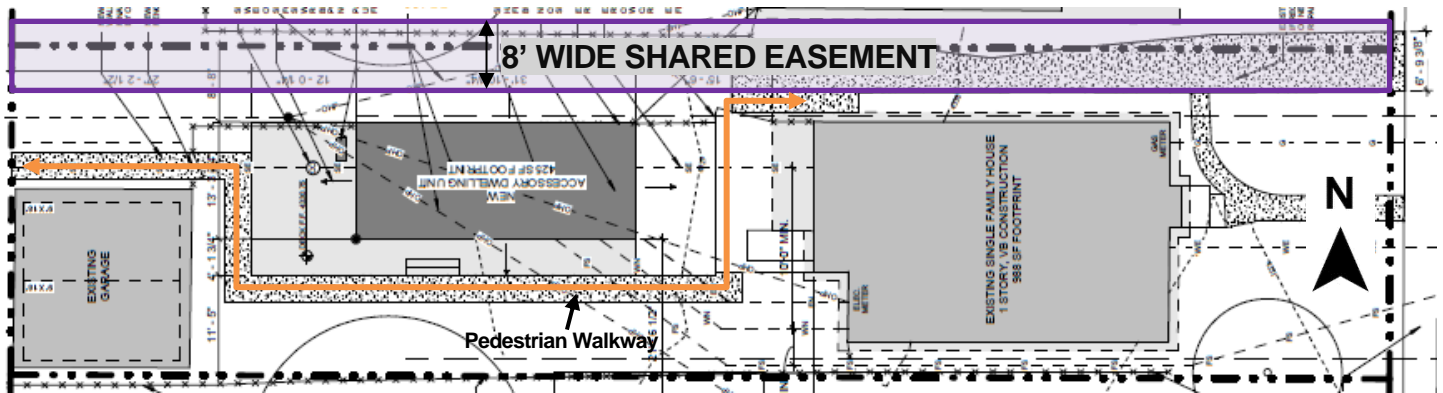


Figure 2. Site Plan

KEY CONSIDERATIONS:

1. Parking Location

The Zoning Ordinance requires a minimum of one (1) off-street parking space for an ADU. The parking requirement may be waived if legal on-street parking space is available in the front of the property or the subject property is located within one-quarter (¼) mile of transit stop. In this case, the subject property is located within one-quarter (1/4) mile of a transit stop, with the nearest bus stop located near the intersection of 900 East and Herbert Avenue and there is a legal street parking space available along the street frontage.

2. Shared Easement

During the early notification process, staff received an email from a neighbor ([Attachment G](#)) expressing concerns about the possible encroachment of the proposed ADU on a shared easement between the subject property and the abutting property to the north. According to the Warranty Deed ([Attachment C](#)) for the subject property, the right-of-way easement is eight-foot (8') wide, with five feet (5') over the subject property and three feet (3') over the abutting property to the north (see *Figure 2*). The proposed ADU is approximately 8'-8" from the abutting property to the north. Therefore, the proposed ADU does not encroach on to the right-of-way easement (i.e., shared easement).

3. 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 F](#).

4. Central Community Master Plan

The proposed ADU is consistent with the following Residential Land Use Goals/Policies 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 (RLU-3.2).
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighborhoods within the Central Community (RLU3.5).

The proposed ADU is consistent with the Central Community Master Plans as discussed in [Attachment F](#).

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 E](#) and [Attachment F](#).

NEXT STEPS:

Approval of Conditional Use

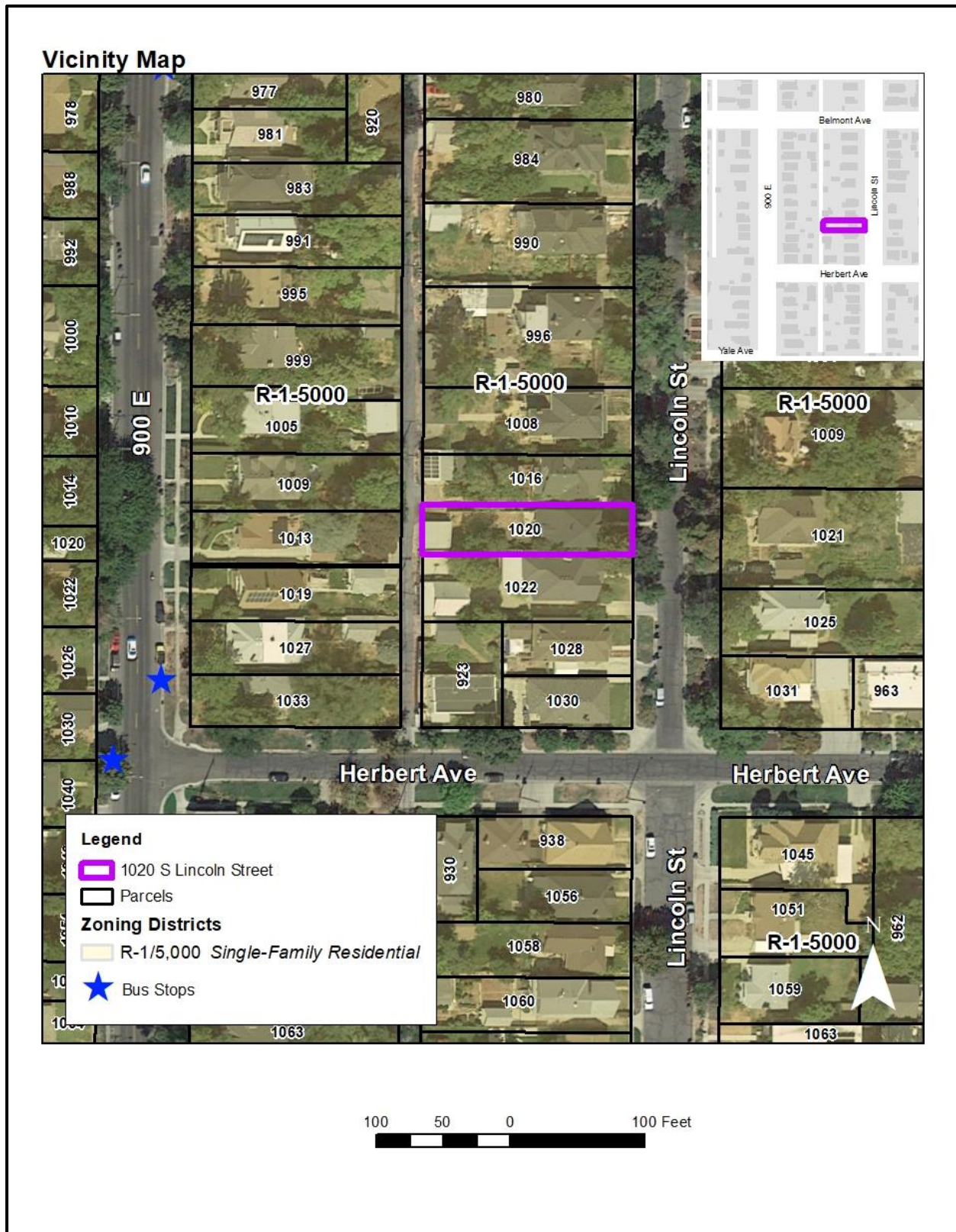
If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon all conditions 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 zoning district; however, no portion of the building may be used as a dwelling unit.

ATTACHMENT A: VICINITY MAP



MODAL 01 ADU - CROW

1020 S Lincoln St., Salt Lake City, UT 84105

PROJECT TEAM

PROJECT OWNER Sandra Crow 1020 S Lincoln St. Salt Lake City, UT 84105	MODULAR BUILDING MANUFACTURER LiveModal Attn: Andrea Palmer andrea@livemodal.com 150 S State Street Salt Lake City, UT 84102 Ph. 801.864.1761	PROJECT ARCHITECT RANGE Architecture + Design Attn: Ian Kaplan ikaplan@rangearchitecture.com 1068 E 2100 S Salt Lake City, UT 84106 Ph. 585.261.1856	STRUCTURAL & M/E/P ENGINEERS EPIC Engineering Attn: John Riley jriley@epiceng.net 3341 S 4000 W, Suite D West Valley City, UT 84120 Ph. 435.654.6600	GENERAL CONTRACTOR CLASSIC EXCAVATION, LLC RUSSELL D. JOLLEY russdjolley@hotmail.com 4297 SCENIC ACRES DRIVE RIVERTON, UT 84096 Ph. 385.218.7446
CIVIL ENGINEER WARD ENGINEERING John Bond jbond@wardeng.com 231 W 800 S, Ste. A Salt Lake City, UT 84101 Ph. 801.487.8040	3RD PARTY BUILDING INSPECTOR FORSYTH BUILDING INSPECTION Attn: Curt Allen ICC Certification #: 1016602 curtallenwb@gmail.com Ph. 801.989.9776	GENERAL NOTE: MODULAR UNIT TO BE PRE-MANUFACTURED IN FACTORY. ALL APPLICABLE THIRD PARTY INSPECTIONS & REPORTS TO BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION AND PROVIDED BY MODULAR BUILDING MANUFACTURER.		

VICINITY MAP



PROJECT INFORMATION

ADDRESS:	1020 S Lincoln Street Salt Lake City, UT 84105
PARCEL RECORD #:	16083280150000
AUTHORITY W/ JURISDICTION:	Salt Lake City
SITE AREA:	.14 ACRES (5,894 SF)
DESCRIPTION:	MODULAR DETACHED ACCESSORY DWELLING UNIT TO BE ADDED TO EXISTING SINGLE FAMILY RESIDENCE PROPERTY.
ZONING:	R-1-5000
CONSTRUCTION TYPE:	VB (WOOD FRAME)

ZONING INFORMATION

R-1-5000 - 21A.24.070		
SURFACE COVERAGE:	REQUIRED	COMPLIANCE
Lot Size:	40% MAX 5,894 SF	YES
Structure Coverage:		
Existing House:	988 SF	
Existing Garage:	410 SF	
New:	425 SF	
Total:	1,823 SF (31%)	
ACCESSORY DWELLING UNITS - 21A.40.200		
PARKING:	REQUIRED	COMPLIANCE
	1 *Not required if 1/4 mile from mass transit *On street parking may comply	YES
SIZE:	50% of existing dwelling area	YES
Existing House:	988 SF	
Proposed:	425 SF (43% of existing)	
	< 850 SF?	YES
SURFACE COVERAGE	50% MAX OF REAR YARD	YES
Rear Yard Size:	3,478 SF	
Structure coverage:	835 SF (24%)	
Existing Garage:	410 SF	
New ADU:	425 SF	
Total:	1,335 SF (24%)	
SETBACKS (DETACHED ADU):		
From S.F.R.	10'	YES
Side:	*4'	YES
	*10' Required if unit faces side property line, includes access stairway	
Rear:	4'	YES
STRUCTURE HEIGHT:	17' OR HEIGHT OF EXISTING SFR	YES

SHEET INDEX

GENERAL C001 TITLE SHEET, SITE PLAN C002 NOTES, ABBREVIATIONS, SYMBOLS, GENERAL NOTES C003 ASSEMBLIES CIVIL C00 CERTIFIED SURVEY STRUCTURAL S00 GENERAL NOTES S10 STRUCTURAL PLANS S11 DETAILS ARCHITECTURAL A250 INTERIOR ELEVATIONS A201 FINISH PLAN, ELECTRICAL PLAN, SCHEDULES A202 FLOOR, ROOF, FOUNDATION PLANS A300 BUILDING ELEVATIONS & 3D VIEWS A350 BUILDING SECTIONS A400 BUILDING DETAILS	MECHANICAL M001 MECHANICAL GENERAL NOTES M101 FIRST LEVEL MECHANICAL PLAN, DETAILS & SCHEDULES PLUMBING P001 PLUMBING GENERAL NOTES P101 PLUMBING & SANITARY PLANS, DETAILS & SCHEDULES ELECTRICAL E001 ELECTRICAL SYMBOLS & NOTES E002 ELECTRICAL GENERAL NOTES E101 ELECTRICAL & LIGHTING PLAN E201 ELECTRICAL DETAILS
---	---

NOTICE TO ALL:

IT IS THE RESPONSIBILITY OF EACH AND EVERY CONTRACTOR, SUB-CONTRACTOR, AND/OR TRADE TO VERIFY ALL ASPECTS OF THESE DRAWINGS AND TO MAKE ANY AND ALL CORRECTIONS, ALTERATIONS, AND/OR CHANGES NECESSARY TO COMPLY WITH ALL CODE REQUIREMENTS, LOCAL REGULATIONS, AND PROPER DESIGN CRITERIA, UPON NOTIFICATION OF THE GENERAL CONTRACTOR AND DESIGNER AND TO ASSURE THE FUNCTION AND/OR OPERATION OF THE SAME, TO A REASONABLE STANDARD, AS REQUIRED BY LAW.

APPLICABLE CODES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE STATE OF UTAH
- 2018 INTERNATIONAL FIRE CODE (IFC)

DEFERRED SUBMITTALS:

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO RANGE ARCHITECTURE AND DESIGN, WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTED DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ARE DEFERRED SUBMITTAL ITEMS:
1. FIRE SPRINKLING SYSTEM

GENERAL NOTES - SITE PLAN

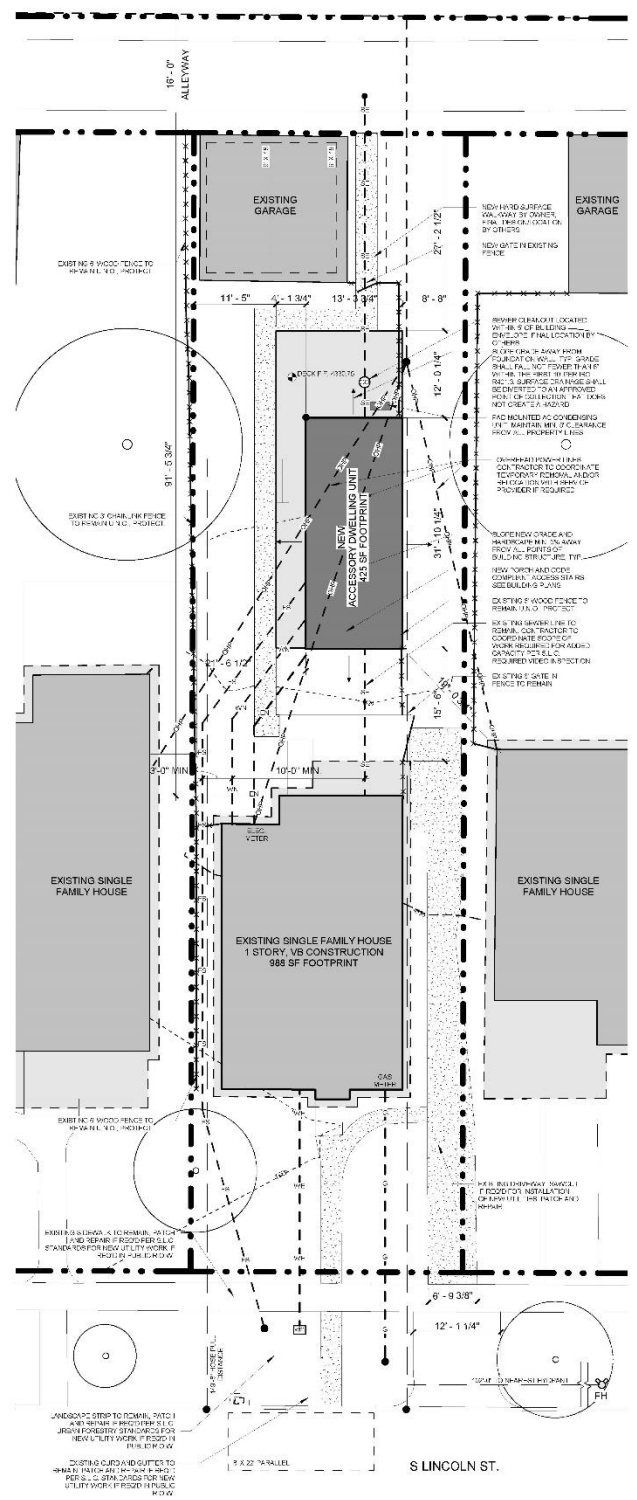
- UTILITY LOCATIONS ARE SHOWN SCHEMATICALLY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO THE EXECUTION OF ANY WORK.
- WHEN SHOWN IN SITE PLAN, ALL DIMENSIONS ARE TO FACE OF FINISH TO PROPERTY LINES. IMAGINARY LINES, SETBACKS, ETC. U.N.O.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- SEE BUILDING PLANS FOR ALL OTHER NOTES AND DIMENSIONS NOT SHOWN HERE.
- NO PART OF RETAINING WALLS AND FOOTINGS SHALL ENCRROACH INTO ADJACENT PROPERTIES OR EASEMENTS.
- THE PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.
- CONTRACTOR IS TO CONTRACT AND ABIDE BY THE RULES OF THE UTAH DIVISION OF AIR QUALITY (801) 538-4000.
- IF NO GAS UTILITY LINE OR METER ARE SHOWN ON THESE DRAWINGS THEN THERE IS NO GAS SERVICE PROVIDED TO THE SUBJECT PROPERTY.
- ALL UTILITY TRENCHING MUST BE PER SLOPU STANDARD PRACTICE NO. 1.
- ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS PER CODE. WATER & SEWER LINES REQUIRE 10' MIN. HORIZONTAL SEPARATION AND 18" MIN VERTICAL SEPARATION. SEWER MUST MAINTAIN 5' MIN. HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3' MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES.
- A MINIMUM OF ONE EXTERIOR CLEANOUT IS REQUIRED ON THE SEWER LATERAL WITHIN 5' OF THE BUILDING. ADDITIONAL CLEANOUTS ARE REQUIRED AT EACH BEND AND AT LEAST ONE EVERY 50' FOR 4" LATERALS AND ONE EVERY 100' FOR 6" LATERALS.
- SEWER LATERAL MUST GRAVITY DRAIN ALL FLOORS AND MEET MINIMUM SLOPE REQUIREMENTS (2% FOR 4" LATERALS, 1% FOR 6" LATERALS).
- SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES ARE INCORPORATED AS PART OF THIS PLAN SET.

CONTRACTOR RESPONSIBILITIES

THE PROVIDED SITE PLAN IS DRAWN SCHEMATICALLY. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC) TO EXECUTE ANY/ALL REQUIRED SITE UTILITY & PREPARATION WORK IN ACCORDANCE WITH ALL APPLICABLE CODES & THE AUTHORITY HAVING JURISDICTION (AHJ). GENERALLY, THE GC SHALL BE RESPONSIBLE FOR THE COORDINATION, EXECUTION AND APPROVAL OF ALL WORK OUTSIDE OF THE MODULAR UNIT BUILDING ENVELOPE.

LEGEND - SITE PLAN

- MODULAR BUILDING FOOTPRINT
- EXISTING STRUCTURE FOOTPRINT
- NEW DECK/STAIRS FOOTPRINT
- ROOF OVERHANG ABOVE
- EXISTING DRIVEWAY
- DEMOLISH EXISTING STRUCTURE/HARDSCAPE
- PROPERTY LINE
- SETBACK LINES
- FIRE HOSE PULL/HYDRANT DISTANCE
- APPROX. EXISTING SEWER LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. NEW SEWER LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. EXISTING WATER LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. NEW WATER LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. EXISTING GAS LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. EXISTING OVERHEAD ELECTRICAL/TELECOMMUNICATIONS LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. NEW ELECTRICAL/TELECOMMUNICATIONS LINE - CONTRACTOR TO FIELD LOCATE - TRENCH & INSTALLATION SEPARATION PER UTILITY REQUIREMENTS & CODE
- FIRE SPRINKLING LINE - CONTRACTOR TO FIELD LOCATE - TRENCH & INSTALLATION SEPARATION PER UTILITY REQUIREMENTS & CODE. FIRE LINE TO BE 2-INCH FOR 130 SYSTEMS AND 4-INCH FOR 13R SYSTEMS



01 Site Plan
1" = 10'-0"

RANGE
ARCHITECTURE + DESIGN
1068 E 2100 S
SALT LAKE CITY, UT 84106
585.261.1856

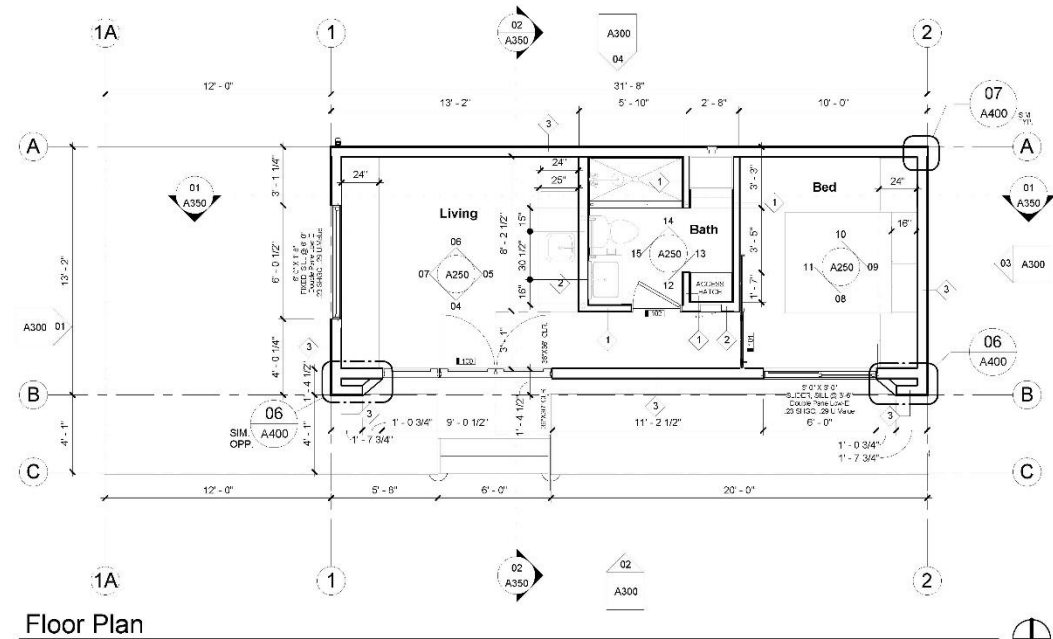
Modall
ARCHITECT
1068 E 2100 S, S.C. #111
SALT LAKE CITY, UT 84106
801.989.9776

MODAL 01 ADU - CROW
1020 S Lincoln St., Salt Lake City, UT 84105

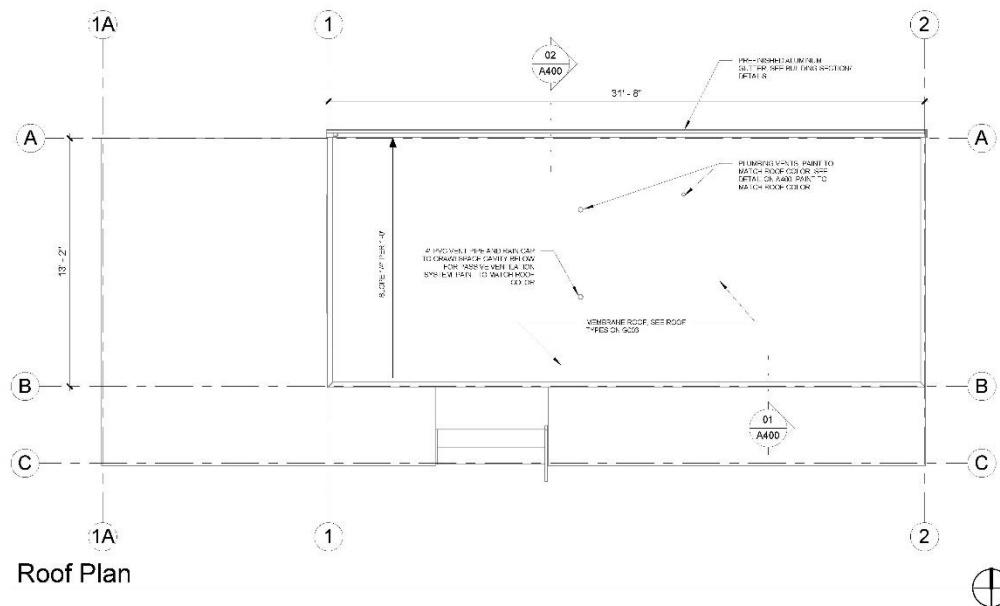
REV	SIGNS	DATE
01	SE 1	05/19/2020
REV	SIGNS	DATE
01	SE 1	05/19/2020

PLOT DATE: 4/16/2020
PROJECT: 2009
DRAWN BY: K
CHECKED BY: N/A
SHEET TITLE: TITLE SHEET, SITE PLAN

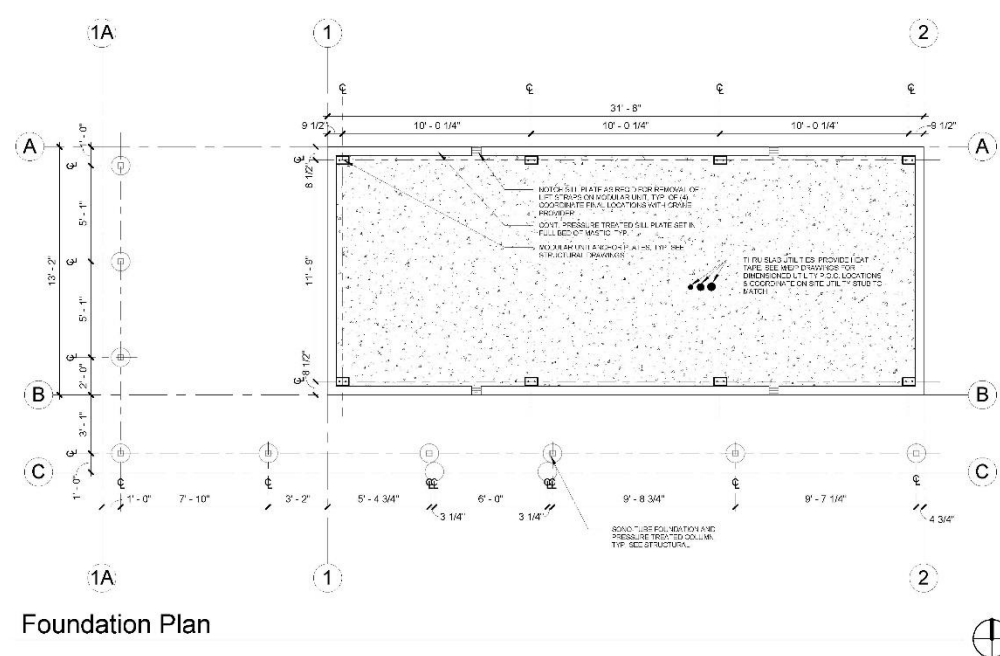
THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. USE OF THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.



Floor Plan



Roof Plan

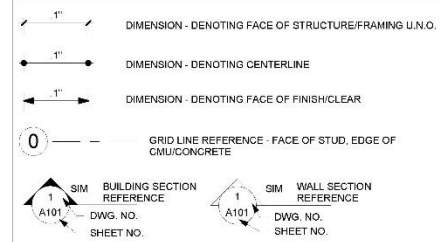




Foundation Plan

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
9. SUSPENDED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
10. PROVIDE AND INSTALL 2X FLAT WOOD TROUBLEBAR FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
11. ALL CHANGES IN FLOOR MATERIALS, CENTERLINE OF DOOR OR FRAME AND FRAME OPENINGS UNLESS OTHERWISE INDICATED IN THE DRAWINGS.
12. AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKNESS OF WALL TO NEAREST PERPENDICULAR FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
13. PROVIDE BATT INSULATION IN ALL WALLS FOR ACOUSTIC PURPOSES AND AT BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS, U.N.O.
14. ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS AND P.T. SLABS WHERE DIMENSIONS SHALL BE COORDINATED AND PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

LEGEND - FLOOR PLAN

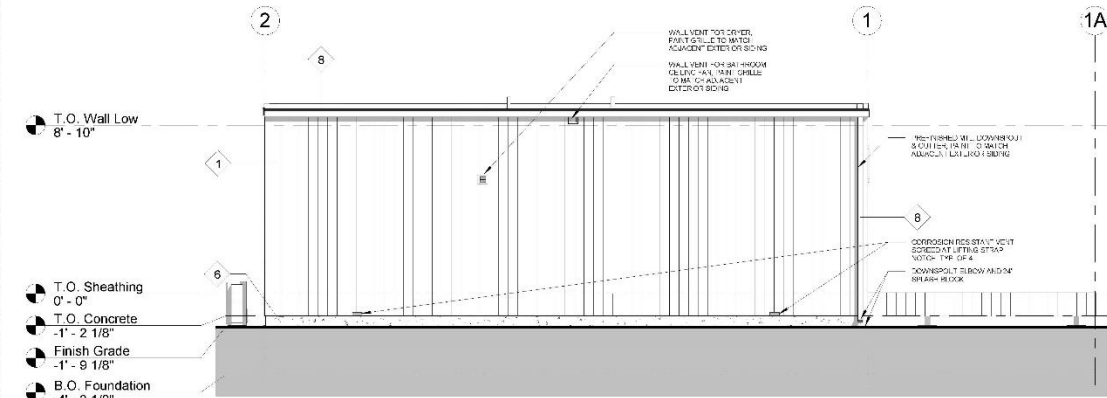


	
MODAL 01 ADU - CROW 1020 S Lincoln St., Salt Lake City, UT 84105	
REVISIONS REVISIONS: 04/21/20 CONFORM SET NAME: DATE:	
PLOT DATE: 4/15/2020 PROJECT: 2255 DRAWN BY: A. Blum CHECKED BY: C. Kiefer SHEET TITLE: FLOOR, ROOF, FOUNDATION PLANS	
<h1 style="margin: 0;">A200</h1>	

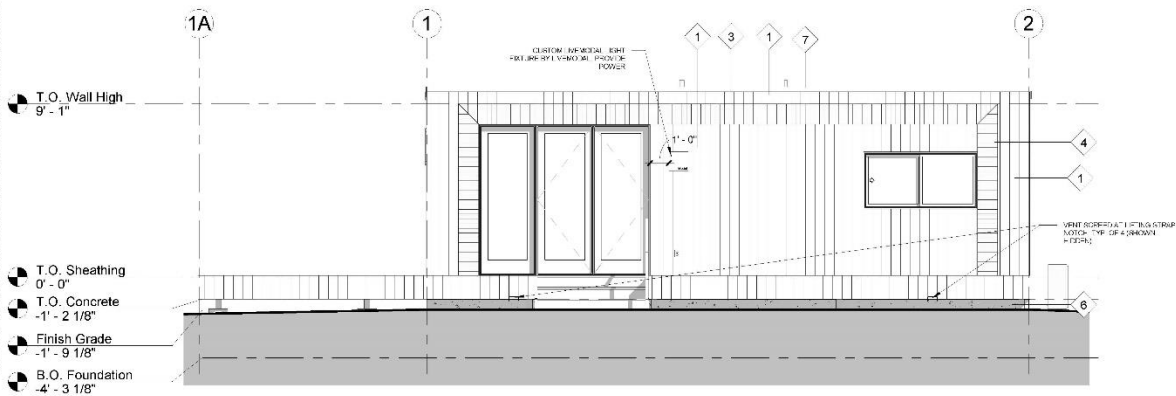
THE DESIGN AND DETAILS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS, THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.

MARK	MATERIAL	MANUFACTURER	COLOR / MODEL #
1	VERTICAL WOOD SIDING - 6"	TBD	STAINED - CHARCOAL
2	HORIZONTAL WOOD SIDING - 6"	TBD	STAINED - CHARCOAL
3	VERTICAL WOOD SIDING - 3"	TBD	CLEAR COAT SEALANT
4	HORIZONTAL WOOD SIDING - 3"	TBD	CLEAR COAT SEALANT
5	NOT USED	N/A	N/A
6	PLASTERED FOUNDATION WALL	TBD	COLOR TO MATCH EXTERIOR SIDING
7	MTL. ROOF FLASHING	TBD	BLACK
8	ALUM. GUTTER AND DOWNSPOUT	TBD	BLACK
9	STEEL HANDRAIL	TBD	POWDERCOAT BLACK
10	STAIR RISER	TBD	STAIN TO MATCH DECK FINISH

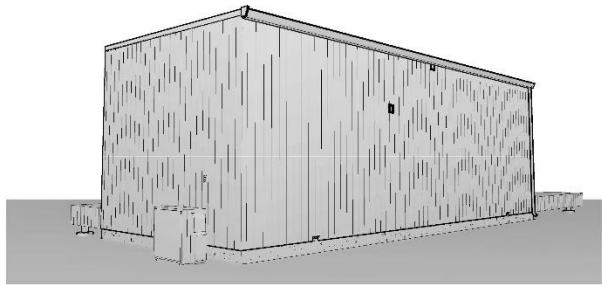
EXTERIOR FINISH SCHEDULE



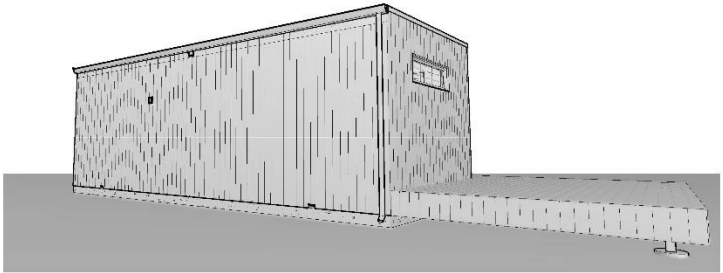
04 OVERALL - NORTH
1/4" = 1'-0"



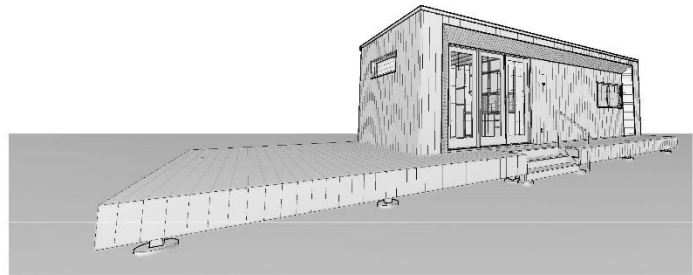
02 OVERALL - SOUTH
1/4" = 1'-0"



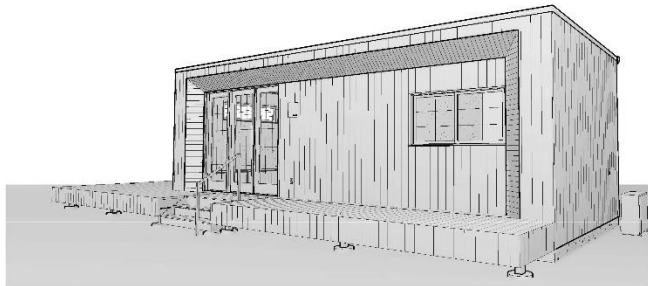
Perspective 4



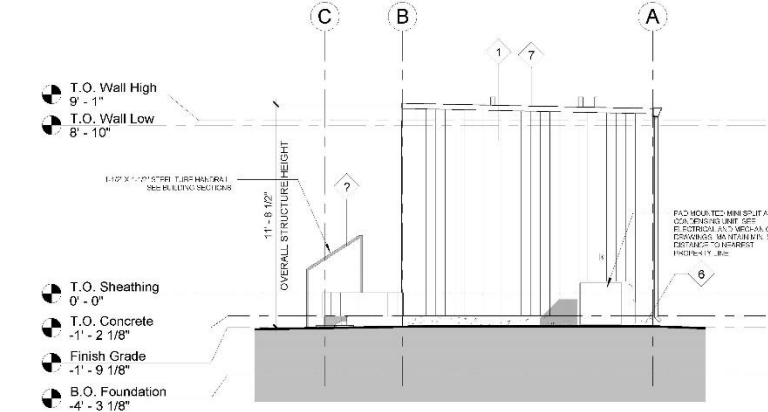
Perspective 3



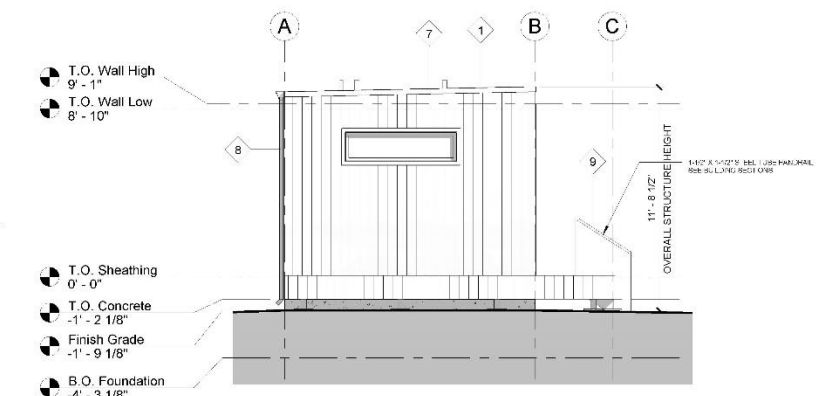
Perspective 2



Perspective 1



03 OVERALL - EAST
1/4" = 1'-0"



01 OVERALL - WEST
1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. WHEN SHOWN IN ELEVATION OR SECTION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE OR TOP OF CEMENT-BASED UNDERLAYMENT, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.



MODAL 01 ADU - CROW
1020 S Lincoln St., Salt Lake City, UT 84105

CHS: GNS	
REVS: GNS	03/19/2020
CONFORM SET	
DATE	1/15/2020
PROJECT	1020
DRAWN BY	K
CHECKED BY	MZ
SHEET TITLE	

BUILDING
ELEVATIONS & 3D
VIEWS

A300

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION

11066480

File No. 104258SL
Mail Tax Notices To:
Sandra Crow
1020 S. Lincoln Street
Salt Lake City, Utah 84105

11066480
11/2/2010 10:53:00 AM \$12.00
Book - 9875 Pg - 967
Gary W. Ott
Recorder, Salt Lake County, UT
ADVANCED TITLE SLC
BY: eCASH, DEPUTY - EF 1 P.

WARRANTY DEED

Joseph E. Geertsen Memorial United Trust dated the 23rd day of August, 1994, John Robert Geertsen, Successor Trustee, **GRANTOR**

of Salt Lake County, State of Utah, hereby Conveys and Warrants to

Sandra Crow,

GRANTEE


for the sum of Ten and no/00 -----DOLLARS
and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

South Half of Lot 35 and all of Lot 36, Block 2, Belmont Subdivision. Subject to and together with a Right of Way over: Beginning 7.5 feet North of the Southeast corner of said Lot 35 and running thence North 8 feet; thence West 157 feet; thence South 8 Feet; thence East 157 feet to the place of Beginning.

Tax I.D.: 16-08-328-015

Subject to all covenants, conditions and restrictions, easements, and right of ways of record.

WITNESS the hand of said Grantor, this 1st day of November, 2010.

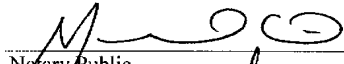

John Robert Geertsen, Successor Trustee

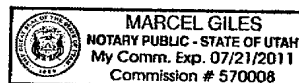
STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 1st day of November, 2010, personally appeared before me, John Robert Geertsen, Successor Trustee of the Joseph E. Geertsen Memorial United Trust dated the 23rd day of August, 1994, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

7/21/11


Notary Public
Residing in SALT LAKE County, Utah



BK 9875 PG 967

ATTACHMENT D: SITE VISIT PHOTOGRAPHS



Top Left:
Rear yard facing the rear building facades



Top Right:
Rear yard facing the adjacent property to the south



Bottom Left:
View of shared easement from alley



Bottom Right:
View of shared easement facing towards the alley

ATTACHMENT E: ANALYSIS OF STANDARDS - ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
Size <i>An 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).</i>	Principal dwelling is approximately 988 SF. Fifty percent (50%) of principal dwelling equals approximately 494 SF. Proposed ADU is approximately 425 SF .	Complies
Maximum Coverage <i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</i> <i>[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.</i>	Lot size is approximately 5,894 SF. Forty percent (40%) of the lot is approximately 2,358 SF. Primary Dwelling: 988 SF Detached Garage: 410 SF Proposed ADU: 425 SF Total Coverage: 1,823 SF The surface coverage of all principal and accessory buildings (including the proposed ADU) is approximately 31% of the lot. Rear yard area: 3,478 SF Detached Garage: 410 SF Proposed ADU: 425 SF Yard Coverage: 24%	Complies
Building Height <i>The maximum height of an accessory building containing an ADU shall not exceed the height of the single family dwelling on the property or exceed seventeen feet (17') in height, whichever is less.</i>	Height of proposed ADU is approximately 11' - 9" .	Complies
Side or Rear Yard Setbacks <i>New Accessory Buildings [ADU] shall be located a minimum of four feet (4') from any side or rear lot line.</i>	Side [North] Lot Line: 8' - 8" Side [South] Lot Line: 15' - 6 ¾" Rear [West] Lot Line: 39' - 2 ¾"	Complies
Separation <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>	The proposed ADU is approximately 15' - 6" from the principal dwelling on the same parcel. The nearest single-family dwelling on an adjacent property is approximately 19' .	Complies

<p>Entrance Locations <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 15' - 6 ¾" from the side property line.</p>	<p>Complies</p>
<p>Requirement for Windows <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 shall maintain a similar dimension and design as the windows found on the principal structure.</i></p>	<p>There is a high clerestory window for natural lighting on the west building elevation facing the rear property line. The dimension is approximately 6'-0" wide by 1'-8" high.</p> <p>There is a 6' by 3' sliding, double-pane window facing the side [south] property line. This window is similar in size and profile as the windows found on the principal structure.</p>	<p>Complies</p>
<p>Parking <i>An ADU shall require a minimum of one on-site parking space.</i></p> <p><i>The parking requirement may be waived if:</i></p> <p>(1) <i>Legally located on street parking is available along the street frontage of the subject property; or</i></p> <p>(2) <i>The subject property is located within one-quarter (¼) mile of transit stop.</i></p>	<p>The principal dwelling has two (2) off-street parking spaces in the detached garage and an additional parking space in the shared easement, both accessed from the alley.</p> <p>The ADU parking requirement may be waived as there is a legally located on-street parking available along Lincoln Street and the subject property is located within a ¼ mile of a transit stop.</p>	<p>Complies</p>

ATTACHMENT F: ANALYSIS OF STANDARDS – CONDITIONAL USE

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 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 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 East Liberty Park neighborhood within the East Central South neighborhood planning area as established by the Central Community 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 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 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 Attachment E .
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	Complies	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) 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.
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 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.
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 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 of 17 feet; however, the proposed ADU would have a building height of 11'-8 1/2". The proposed ADU is located in the rear yard of 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 subject property has a shared easement with the adjacent property to the north with access from Lincoln Street and the alley. The proposed ADU will utilize the legally located on-street parking. No new access points are proposed and the proposal would not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized,	Complies	The proposed ADU would be accessible from Lincoln Street and alley. The proposed ADU is also located within 1/4 mile of the transit stops located near the intersection of

nonmotorized, and pedestrian traffic;		900 East and Herbert Avenue and has legally located on-street parking. 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 the parking space to the proposed ADU and a proposed pedestrian walkway to/from 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;	Not Applicable	Off-street parking is not required because the property is located within ¼ mile of a bus stop and street parking is available along the frontage of the property.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities department provided comments on the project. As proposed, the utility plan would be reviewed for compliance during building permit review.
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. The property currently has a solid wood fence and chain-link fence along the property lines, and this provides screening from the adjacent properties.
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 G: PUBLIC PROCESS AND COMMENTS

Meetings:

- December 9, 2019 – Notice of the project was provided to the East Liberty Park Community Organization (ELPCO) as well as property owners and residents within 300 feet of the subject property. ELPCO did not ask the applicant or staff to present or provide formal input on the proposal.

Public Notice:

- Early notice of application mailed on December 9, 2019
- Public hearing notice mailed on May 1, 2020
- Public hearing sign posted on the property on May 1, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on May 1, 2020

Public Comments:

Staff has received three (3) public comments regarding the proposal, two (2) emails and one (1) phone call. The phone call and an email had general questions regarding the proposal and did not indicate a position. The other email received was concerned about the potential encroachment of the proposed ADU on a shared easement between the subject property and adjacent property to the north.

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

Mitchell, Linda

From: Martha Martin <[REDACTED]>
Sent: Saturday, March 21, 2020 6:59 PM
To: Mitchell, Linda
Subject: (EXTERNAL) Conditional use at approximately 1020 S Lincoln St

Follow Up Flag: Follow up
Flag Status: Completed

Hi Linda,

I would like more information concerning the Conditional Use approval at approximately 1020 S Lincoln St. The petition number is PLNPCM2019-01079. I live across the alleyway from this property.

Thank you,
Martha Martin
[REDACTED]

Mitchell, Linda

From: Sharen Hauri <[REDACTED]>
Sent: Friday, December 20, 2019 8:55 AM
To: Mitchell, Linda
Subject: (EXTERNAL) Conditional Use permit - 1020 S Lincoln Stree propety has the driveway in front and Sandra's has the rear. t - neighbor comment
Attachments: HauriOrtman Deed.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Linda,
We received a copy of Sandra Crow's petition for an ADU.

We are Sandy's neighbors to the north at [REDACTED]. We are not opposed to the ADU, but we want to protect and respect a property easement between us. We have an unusual private driveway/alley between our two properties. It is a 10' wide strip from the front of the property to the back. It has been used as a driveway for both of us. We gave both fenced the sides of this driveway. We use the front (east) and she uses the back (west).

We both use this easement area and in particular, the rear (west) end of it is essential for either one of us using our garages, which point toward one another (not onto the alley), and have an area in between for pulling in and out of our garages. We park two cars in our garage every day. Sandy uses her garage less frequently. We cannot use our garage if this area is not kept clear. I want to be that the easement is not encroached on, and access is not compromised with either a structure or parking.

Also, the drawings show the ADU location extending beyond (north of) the easement line and current fence line. Because this ADU sits along our side yard, it is very visible from our home, and a large bank of kitchen windows)--the closest point to the ADU and most frequently used space in our house. I did review the zoning on how the ADU needs to be placed as a setback from a ROW or alley. I did not see how an easement is considered in the zoning, so I am not clear what is required in a case like this. It would help for the setback requirement to be used on the easement, as if it were the property line, and for the ADU to be behind the current fence line.

My deed describing the easement is attached.

Thank you and please respond with how this affects the application,
Sharen Hauri

10700458
05/12/2009 02:25 PM \$14.00
Book - 9722 Pg - 634-635
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UNITED TITLE SERVICES
BY: ZJM, DEPUTY - WI 2 P.

United Title Services \ 00212951

MAIL TAX NOTICE TO
TREVOR F. ORTMAN
1016 SOUTH LINCOLN STREET
SALT LAKE CITY, UTAH 84105

Warranty Deed

SHAREN D. HAURI AND TREVOR F. ORTMAN, Grantor

of SALT LAKE CITY, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

TREVOR F. ORTMAN AND SHAREN D. HAURI, husband and wife

Grantee of [REDACTED] for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Salt Lake, State of UTAH:

Lot 34 and the North half of Lot 35, Block 2, BELMONT SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Together with a Right of Way over the following described property:

Commencing 7.5 feet North of the Southeast corner of said Lot 35 and running thence North 10 feet; thence West 157 feet; thence South 10 feet; thence East 157 feet to the point of beginning.

Tax Parcel Number: [REDACTED]

Subject to easements, restrictions and rights of way appearing of record or enforceable by law or equity and 2008 taxes and thereafter.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Fire (Doug Bateman at douglas.bateman@slcgov.com)

Fire apparatus access road shall extend to within 150-feet of all portions of the building(s) and all portions of the exterior walls of the first story of the building(s) as measured by an approved route around the exterior of the building.

Exception: There are not more than two Group R-3 or Group U occupancies

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

One additional parking space is required for the ADU. It appears that the additional parking space is located on street, which is acceptable.

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

DRT Comments cover public utilities.

Conditional Use approval does **not** provide plan approval or utility permits.

Complete plans must be submitted and reviewed by Salt Lake City Public Utilities.

Building (Jason Rogers at jason.rogers@slcgov.com or 801-535-7642)

Plans are incomplete to review for a full Building Code Screening -

Stamped design of the foundation and structure with a calculation for loads, wind, snow, lateral, live, dead are required. Full roof/ceiling design, A "REScheck" for energy efficiency compliant. ES reports for the materials used, interior layouts with full dimensions of rooms showing electrical, plumbing, and mechanical criteria for 2015 IRC are needed// Submittal to be in comparison of a new home requirements.

Planning (Planning) (Linda Mitchell at linda.mitchell@slcgov.com or 801-535-7751)

Show and identify the right-of-way easement as described in the Warranty Deed No. 11066480 (BK 9875 PG 967).

**ATTACHMENT C: MINUTES FROM MAY 13, 2020 PLANNING
COMMISSION MEETING**

[This page is intentionally left blank]

SALT LAKE CITY PLANNING COMMISSION MEETING

**This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation
No. 2 of 2020 (2)(b)
Wednesday, May 13, 2020**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:40:34 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Adrienne Bell, Vice Chairperson Brenda Scheer; Commissioners Maurine Bachman, Amy Barry, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart and Crystal Young-Otterstrom. Commissioner Carolynn Hoskins was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Division Director; Molly Robinson, Planning Manager; John Anderson, Planning Manager; Paul Nielson, Attorney; Linda Mitchell, Principal Planner; Mayara Lima, Principal Planner; David Gellner, Principal Planner; Eric Daems, Senior Planner; Casey Stewart, Senior Planner; Nannette Larsen, Principal Planner; and Marlene Rankins, Administrative Secretary.

Molly Robinson, Planning Manager, provided participation options and instructions to the public.

APPROVAL OF THE APRIL 22, 2020, MEETING MINUTES. [5:44:11 PM](#)

MOTION [5:44:25 PM](#)

Commissioner Lyon moved to approve the April 22, 2020, meeting minutes.

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:45:19 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:45:30 PM](#)

Molly Robinson, Planning Manager, stated she had nothing to report.

[5:45:57 PM](#)

Conditional Use ADU at approximately 1020 S Lincoln Street - Andrea Palmer, property owner representative, is requesting Conditional Use approval for a detached 425 square foot accessory dwelling unit (ADU) on a property located at approximately 1020 S Lincoln Street. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-01079**

Linda Mitchell, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the Conditional Use with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on owner occupancy

- Whether basement was being used as an air bnb
- Condition of alley
- Clarification on easement photos

Andrea Palmer and Ian Kaplan, Modal Living, were available for questions.

The Commission and Applicant discussed the following:

- Whether there is conformation that the property is owner occupied
- Clarification on whether the basement is currently being rented

PUBLIC HEARING [6:00:57 PM](#)

Chairperson Bell opened the Public Hearing;

Darryl High, Community Council – Provided an email stating opposition of the request.

Zachary Dussault – Stated his support in the request.

Amie R – Asked; How and when are the percentages sent for filling up the yards with structures and how broadly does that apply for neighborhoods?

Sharen Hauri – Provided an email stating her support of the project.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and Staff further discussed the following:

- Clarification on lot coverage and what percentage will be covered

MOTION [6:17:24 PM](#)

Commissioner Lyon stated, I move to table this item. I'd like staff to look into the rental unit on the property to see if it is a separate dwelling unit.

Commissioner Urquhart seconded the motion. Commissioners Young-Otterstrom, Urquhart, Scheer, Paredes, Lyon, Lee, Barry, and Bachman voted "Aye". The motion passed unanimously.

[6:18:45 PM](#)

Conditional Use ADU at approximately 1371 South 500 East - Alexis Suggs, property owner representative, is requesting Conditional Use approval for a detached 650 square foot accessory dwelling unit (ADU) on a property located at approximately 1371 South 500 East. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-01147**

Linda Mitchell, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the Conditional Use request with the conditions listed in the staff report.

Alexis Suggs, applicant, was available for questions.

PUBLIC HEARING [6:23:42 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

Amie R – Asked through the Webex Q&A: Whether ADU's permitted as hobby shops.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and Staff further discussed the following:

MOTION [6:32:39 PM](#)

Commissioner Bachman stated, based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Conditional Use request (PLNPCM2019-01147) as proposed, subject to complying with the conditions listed in the staff report.

Commissioner Scheer seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

[6:33:52 PM](#)

Conditional Use ADU at approximately 613 S Emery Street - Andrea Palmer, representing the property owner, is requesting Conditional Use approval for a detached Accessory Dwelling Unit (ADU) at approximately 613 S Emery Street. The applicant is proposing a one-bedroom structure with a building footprint of approximately 432 square feet. The structure will be approximately 11 feet 8 inches in height and located in the rear of the lot. The property is zoned R-1/5000 Single-Family Residential and is located within Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00107**

Mayara Lima, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

Ian Kaplan, applicant, was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on what would constitute a denial of a land use application

PUBLIC HEARING [6:48:08 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

Michael Nemelka- Provided an email comment stating his opposition because of the increase in on-street parking.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

MOTION [6:55:08 PM](#)

Commissioner Scheer stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the request for Conditional Use for an ADU at 613 S Emery, as presented in petition PLNPCM2020-00107, with the conditions listed in the staff report.

Commissioner Bachman seconded the motion. Commissioners Young-Otterstrom, Urquhart, Scheer, Paredes, Lyon, Lee, Barry, and Bachman voted “Aye”. The motion passed unanimously.

[6:56:32 PM](#)

Zephyr Lofts Design Review at approximately 360 West 200 South - Micah Peters, property owner, is requesting Design Review approval for a 138-unit apartment building on a 0.73-acre lot located at approximately 360 W 200 S in the D-4 – Downtown Secondary Central Business District. The building is proposed to be eighty-five feet tall. Buildings in excess of seventy-five feet tall in the D-4 district are allowed through the Design Review process with Planning Commission approval. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2020-00067**

David Gellner, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

Micah Peters and Julia Oderda, applicants, provided a presentation with further detailed information.

The Commission, Applicant and Staff discussed the following:

- Walkway height and width
- Clarification on how the walkway will be identified visually
- Materials and paving used for the walkway
- Access driveway and pedestrian use
- Pedestrian walkway and how to make it feel safe & inviting
- Landscaping near pedestrian walkway and along frontage
- Street frontage design & ADA ramp
- Design of the retail space on street level
- Building wrapping continuing into courtyards
- Warehouse National Historic District
- Exterior materials, color and integrity

PUBLIC HEARING [7:37:29 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

Tucker Samuelson – Stated his support of the request.

John Benson – Provided an email comment stating his opposition of the request.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and Staff further discussed the following:

- Clarification on the applicants request of additional height
- Character of the building
- Clarification on standards on height
- Colors and materials being proposed to be used
- Clarification on the commission purview over the project

MOTION [8:04:11 PM](#)

Commissioner Urquhart stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission approve the proposed Design Review application for additional building height, file PLNPCM2020-00067 for the Zephyr Lofts Apartments located at approximately 360 W 200 S. This recommendation is based on the conditions of approval listed in the staff report. Final details regarding these conditions of approval are delegated to planning staff.

Commissioner Lyon seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, and Urquhart voted “Aye”. Commissioners Scheer and Young-Otterstrom voted “Nay”. The motion passed 6-2.

[8:06:09 PM](#) The commission took a small break.

[8:11:07 PM](#)

Crossing at 9th Design Review at approximately 880, 876, & 866 West 200 South and 181, 175, 151, 153, & 141 South 900 West – Gary Knapp, with JZW Architects, representing the property owner, is requesting approval of modifications to the design standards to construct a new mixed-use development at 880, 876, & 866 West 200 South and 181, 175, 151, 153, & 141 South 900 West. The standards proposed to be modified include the maximum length of a street-facing facade (360' where 200' would be required) and the maximum spacing between operable building entrances (50' where 40' would be required). The project site is located in the TSA-UN-T (Transit Station Area Urban Neighborhood- Transitional) zoning district and is located within Council District 2, represented by Andrew Johnston (Staff Contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2020-00015**

Eric Daems, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on the mixed use

Gary Knapp, applicant, and Joe Johnson, property owner, provided a presentation with further design details.

PUBLIC HEARING [8:40:02 PM](#)

Chairperson Bell opened the Public Hearing;

Michael Fife – Raised concern with the length of the proposal and stated his opposition.

Zachary Dussault – Stated his support of the request.

Tyler Cole – Questioned whether there would be additional traffic impacts and anticipated parking impacts.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The applicant addressed the public's questions.

MOTION [8:55:48 PM](#)

Commissioner Lyon stated, based on the information presented, and the input received during the public hearing, I move that the Planning Commission deny PLNPCM2020-00015 Design Review for the Crossing at 9th mixed-use development because the evidence presented demonstrates proposal does not comply with standards:

1. D – Large building masses shall be divided into heights and sizes that relate to human scale;
2. E – Facades faces exceed the length of the building, don't include sufficient massing changes and material changes to break up that plane.

Commissioner Barry seconded the motion. Commissioners Young-Otterstrom, Urquhart, Scheer, Paredes, Lyon, Lee, Barry, and Bachman voted "Aye". The motion passed unanimously.

[8:57:44 PM](#)

Granary on 9 Planned Development at approximately 110 West 900 South – Alec Harwin of Sojourn Development SLC, LLC, is requesting Planned Development approval petition for a proposed mixed-use development at approximately 110 West 900 South. The proposal includes two separate principal buildings with a total of 19 residential units and two commercial units. The buildings will be approximately 40 feet tall. The reason for planned development review is for vehicles backing into the adjacent alley and for vehicle parking occupying more than 25 percent of the front facade length. The site is located within Council District 4, represented by Ana Valdemoros (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case number PLNSUB2019-01033**

Casey Stewart, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the request as proposed.

The Commission and Staff discussed the following:

- Clarification on whether the units are townhouses
- Main entrance location

Gonzolo Calquin, applicant, provided further design details.

The Commission and Applicant discussed the following:

- Clarification on garage locations for the residential units
- Architectural treatment
- Pedestrian engagement

PUBLIC HEARING [9:20:31 PM](#)

Chairperson Bell opened the Public Hearing;

Paul Johnson, Community Council – Has no problems with cars backing into the alley and they appreciate the creative use of the alley.

Zachary Dussault – Stated his support of the request and the use of the alley.

Mike Fife – Stated his support of the request.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

Alec Harwin, property owner, stated he supports any recommendations regarding window treatments.

MOTION [9:27:55 PM](#)

Commissioner Scheer stated, based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Granary on 9 Planned Development petition PLNSUB2019-01033 subject to the following conditions:

- 1. The façade of the residential building on West Temple - the ground floor be redesigned to have more of a residential look than a commercial look and to give staff the ability to approve that change**

Commissioner Bachman seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

[9:30:30 PM](#)

Master Plan and Zoning Map Amendment at approximately 2903 South Highland Drive - Pierre Languet with Axis Architects, representing the property owner Highland Row LLC, is requesting to amend the Sugarhouse Master Plan and the zoning map for a property located at approximately 2903 South Highland Drive. The proposal would rezone the eastern portion of the property (approximately the eastern 55') from R-1-7000 (Single-Family Residential) to CB (Community Business) and amend the Sugar House Future Land Use Map from Low Density Residential to Mixed Use – Low Intensity. The proposed master plan amendment to Mixed Use – Low Intensity and rezone to CB is intended to accommodate a future development on the entire property located at 2903 South Highland Drive. The site is located within Council District 7, represented by Amy Fowler. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **Case numbers PLNPCM2020-00054 and PLNPCM2020-00053**

Nannette Larsen, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on setback

Pierre Languet, applicant, provided further information and address public comments that were previously received.

The Commission and Applicant discussed the following:

- Rear-yard setback
- CB setback requirement clarification

PUBLIC HEARING [9:49:34 PM](#)

Chairperson Bell opened the Public Hearing;

Judi Short, Land Use Chair for Sugar House Community Council – Stated she researched this parcel and as far as she can tell it's never been developed, so it's not like we are losing a house. She also suggested to the petitioner to make the buffer wider.

Steve Davis – Raised concern with additional traffic and safety of his children. He also raised concern with parking.

Zachary Dussault – Stated his support of the request.

Christine Frank – Raised concern with traffic and height difference.

Rachel Louchnor – Raised concern with added traffic, height and green space.

Bruce Robertson – Provided an email comment stating his opposition of the request.

Khristopher Shampeny – Provided an email comment stating his opposition of the request and his concern regarding traffic.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

MOTION [10:06:44 PM](#)

Commissioner Lyon stated, based on the information in the staff report I move that the Planning Commission recommend that the City Council approved the proposed master plan amendment, as presented in petition PLNPCM2020-00053. Additionally, I move that the Planning Commission recommend that the City Council approve the proposed zoning map amendment, as presented in PLNPCM2020-00054.

Commissioner Urquhart seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

The following is a list of Q&A's that were received during the meeting:

Q&A Session for Planning Commission Meeting - May 13, 2020

Session number: 961164179

Date: Wednesday, May 13, 2020

Starting time: 5:02 PM

-Darryl High (darrylhigh@gmail.com) - 5:56 PM
Q: Molly I'm online Darryl
Priority: N/A-

-Darryl High (darrylhigh@gmail.com) - 5:56 PM
Q: Molly - Darryl High
Priority: N/A-
-Nick Norris - 5:57 PM
A: Daryl, do you want to make comments?

-Darryl High (darrylhigh@gmail.com) - 5:57 PM
Q: I'm not able to unmute
Priority: N/A-
-Nick Norris - 5:57 PM
A: Molly will unmute you-
-Nick Norris - 6:01 PM
A: we have tried to unmute you, but cant hear or tell if you are speaking. Have you tested your microphone?

Darryl High (darrylhigh@gmail.com) - 6:01 PM

Q: We are not against ADU's – and have supported all others within our boundaries

They need to abide by their stated purpose

They should not create negative impacts on immediate neighbors, or on the adjacent street, or set precedents

Priority: N/A-

-Nick Norris - 6:02 PM

A: We read your submitted comments into the record, anything else to add?

Amie R (amierosenberg@yahoo.com) - 6:03 PM

Q: How and when were the percentages set for filling up yards with structures?

Priority: N/A-

-Nick Norris - 6:05 PM

A: The total lot coverage requirements have been in the zoning ordinance for about 15 years. The ADU requirements for size were adopted in 2018.-

Amie R (amierosenberg@yahoo.com) - 6:04 PM

Q: I am a next door neighbor

Priority: N/A-

-John Anderson - 6:04 PM

A: Amie would you like to speak

Amie R (amierosenberg@yahoo.com) - 6:09 PM

Q: Why is alley included as part of yard coverage?

Priority: N/A-

-Nick Norris - 6:12 PM

A: The zoning ordinance defines lot area as "LOT AREA: The total area within the property lines of the lot plus one-half (1/2) the right of way area of an adjacent public alley."

Jason Leiser (jasonsleiser@gmail.com) - 6:19 PM

Q: I just lost audio

Priority: N/A-

-Marlene Rankins - 6:21 PM

A: Jason - try to log out and log back in -

-Brenda Scheer - 6:21 PM

A: Can you hear us?

Amie R (amierosenberg@yahoo.com) - 6:23 PM

Q: Are ADUs permitted as hobby shops?

Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 6:37 PM

Q: Great question!

Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 7:16 PM

Q: echo coming from julia's mic

Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 7:24 PM

Q: YES

Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 7:25 PM

Q: Bad echo coming from julias mic

Priority: N/A

PAUL JOHNSON (pjslc@yahoo.com) - 7:32 PM

Q: Hello Molly. This is Paul Johnson, chair of the Central 9th Community Council. I'm unable to stay on any longer. Is it okay if I provide you a comment on agenda item 6?

Priority: N/A-

-Molly Robinson - 7:34 PM

A: Yes, please submit your comment to planning.comments@slcgov.com-

PAUL JOHNSON (pjslc@yahoo.com) - 7:35 PM

Q: Thank you!

Priority: N/A

Christine Franke (franke38@comcast.net) - 9:51 PM

Q: It used to be a restaurant. The befeater I suggest you do more research

Priority: N/A

Steve Davis (sadavis1978@hotmail.com) - 9:55 PM

Q: tha

Priority: N/A

Steve Davis (sadavis1978@hotmail.com) - 9:56 PM

Q: this street is too wide for that traffic flow nonsense

Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 10:00 PM

Q: @previous commeter, drivers will drive at a speed they feel the road supports, regardless of speed limit. A narrower street provides traffic calming and make drivers hesitate. Hevily utilized on street parking also slows traffic and protects the sidewalk
Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 10:09 PM
Q: we made it! goodnight everyone
Priority: N/A

The meeting adjourned at [10:11:07 PM](#)