



# Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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**To:** Salt Lake City Planning Commission

**From:** Caitlyn Tubbs, Principal Planner, caitlyn.tubbs@slcgov.com or 385-315-8115

**Date:** April 28, 2021

**Re:** Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2021-00038)

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## Detached Accessory Dwelling Unit - Conditional Use

**PROPERTY ADDRESS:** 44 North Wolcott Street

**PARCEL ID:** 09-33-360-005-0000

**MASTER PLAN:** Avenues

**ZONING DISTRICT:** R-1-5,000

**REQUEST:** Kimble Shaw, on behalf of the property owners, is requesting Conditional Use approval for a 625-square foot accessory dwelling unit (ADU) to be located at the rear of the property at approximately 44 North Wolcott Street. The property is zoned R-1-5,000 where ADUs must be processed as a conditional use. The proposed ADU would be established in an existing detached garage.

**CONDITIONAL USE RECOMMENDATION:** Planning Staff finds the project generally meets the applicable standards of approval and no detrimental effects are expected. Staff therefore recommends the Planning Commission approve the Conditional Use for the ADU.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Photos](#)
- C. [Application Materials](#)
- D. [Zoning Standards for ADUs](#)
- E. [Conditional Use Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)

### PROJECT DESCRIPTION:

The proposed project is a detached accessory dwelling unit (ADU) located at the rear, eastern side, of an existing single family home located at approximately 44 N Wolcott St. The ADU will be established within an existing detached accessory building. The ADU will be 625 square feet in total area.



Figure 1: Aerial image of subject property

The accessory building in which the ADU is proposed was originally constructed as a detached garage. It was later converted into an office and studio space for the homeowner and the garage door was removed and replaced with a large window. The door is on the northern façade of the building and is greater than 10' from the side property line. The building is clad in an EIFS material and is painted to match the color of the primary dwelling. The accessory building windows are of a same design and trim color as those of the primary dwelling. The building is 16' in height where the maximum set forth in the R-1-5,000 zone is 17'.

The size of a detached ADU cannot exceed 50% of a home's footprint or can be up to a maximum of 650 square feet, whichever is less. The Salt Lake County Assessor's Office indicated the primary dwelling has a footprint of approximately 1,784 square feet; 50% of this area would be 892 square feet so the 650 square foot maximum applies because it is the smaller number. The proposed ADU is 625 square feet in size and complies with the maximum size standard.

The detached building meets the setback requirements in the underlying R-1-5,000 zone and sits one foot from the southern side and rear property lines. The R-1-5,000 Zoning District also has a lot coverage limit of 40%; the subject property is approximately 0.20 acres in size (8,712 square feet) which would allow a maximum coverage area of approximately 3,485 square feet. The total covered area of the property, including the house and the detached building, is 2,409 square feet and is well under the maximum lot coverage amount.

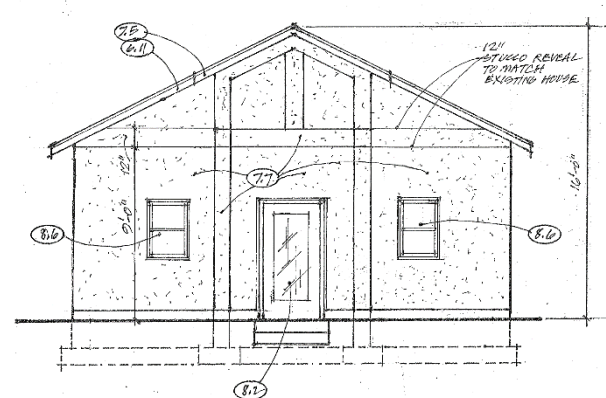


Figure 2: Northern elevation drawing of detached building

### KEY ISSUES FOR ADU REQUEST:

Conditional uses are permitted uses which may have conditions applied to them if there are any anticipated negative impacts. Staff has reviewed this application alongside the detrimental impacts determination section of the ordinances (21A.54.080B, see Attachment E) and does not anticipate any adverse effects of the establishment of this ADU. The most common anticipated negative effects of ADUs are already addressed in the city's ordinances where standards such as parking accommodation, privacy/window locations, and compatible design mitigate these concerns. Staff has no recommended conditions of approval for this request.

### PLANNING COMMISSION NEXT STEPS:

#### Approval of Conditional Use

If the request is approved, the applicant will need to comply with the conditions of approval, if any, including those required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all the conditions of approval, if any are adopted, are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance. All other standards and processes listed by the city's ordinances, including the ADU registration process and any applicable building permits, are still required.

**Denial of Conditional Use**

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

If the Planning requests are denied, the applicant would not be able to construct an ADU. The applicants could still utilize the detached garage structure; however, it could not be used as an accessory dwelling.

# ATTACHMENT A – VICINITY MAP

## Zoning Vicinity Map - 44 N Wolcott



Salt Lake City Planning Division 3/4/2021

## ATTACHMENT B – SITE PHOTOS

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*Figure 3: View of subject property and detached garage from public alley*



*Figure 4: View of subject property from Wolcott Street*



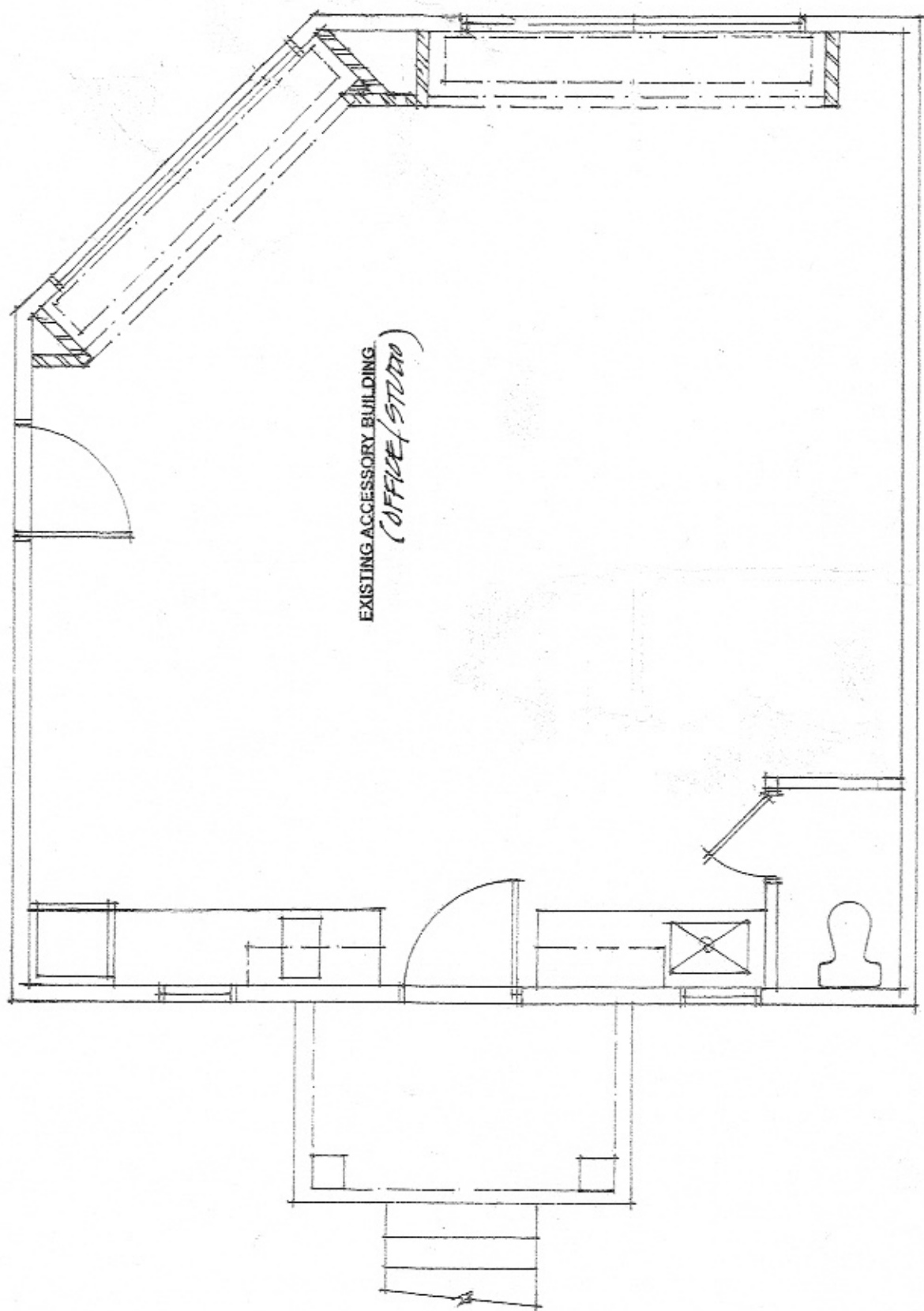
*Figure 5: View of neighboring property to the west*



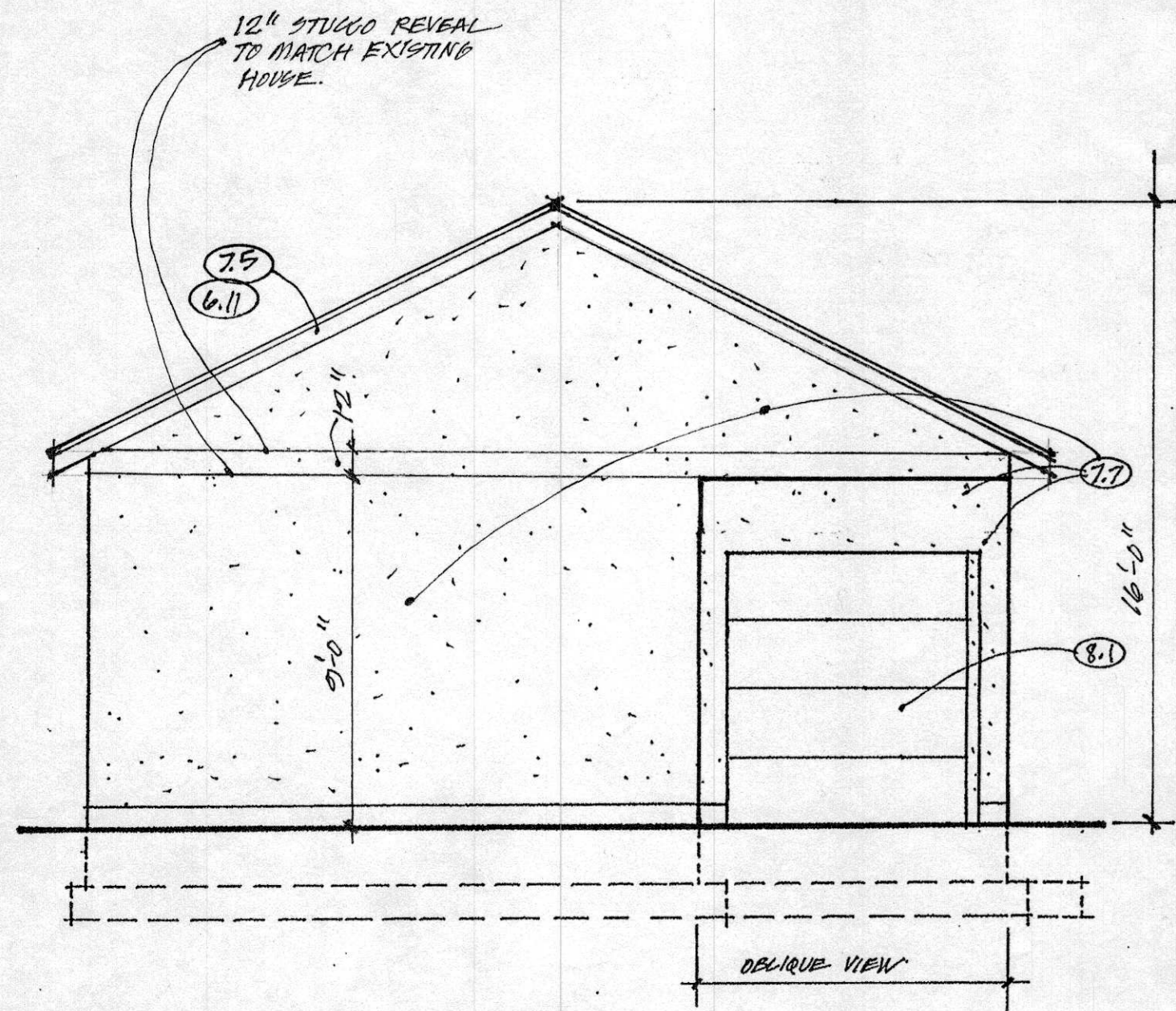
*Figure 6: View of hillside to the east of the subject property; University of Utah campus*

## **ATTACHMENT C – APPLICATION MATERIALS**

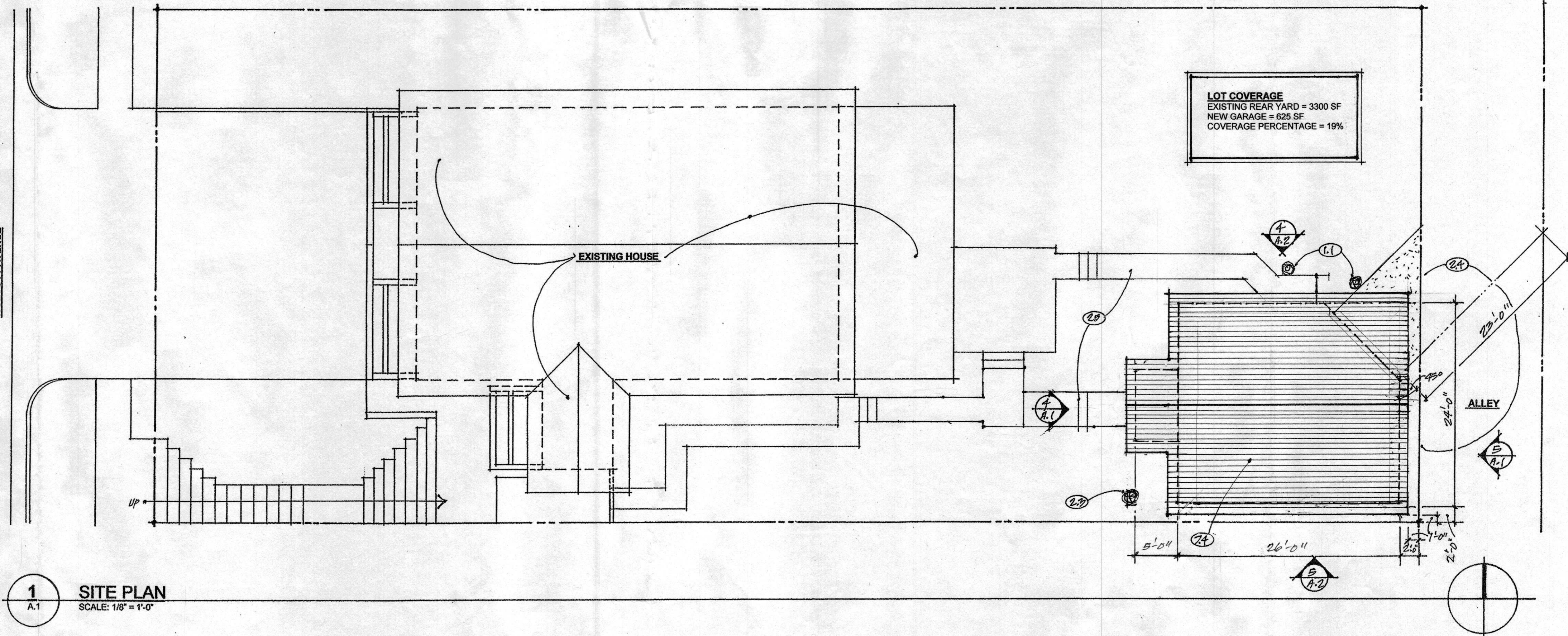
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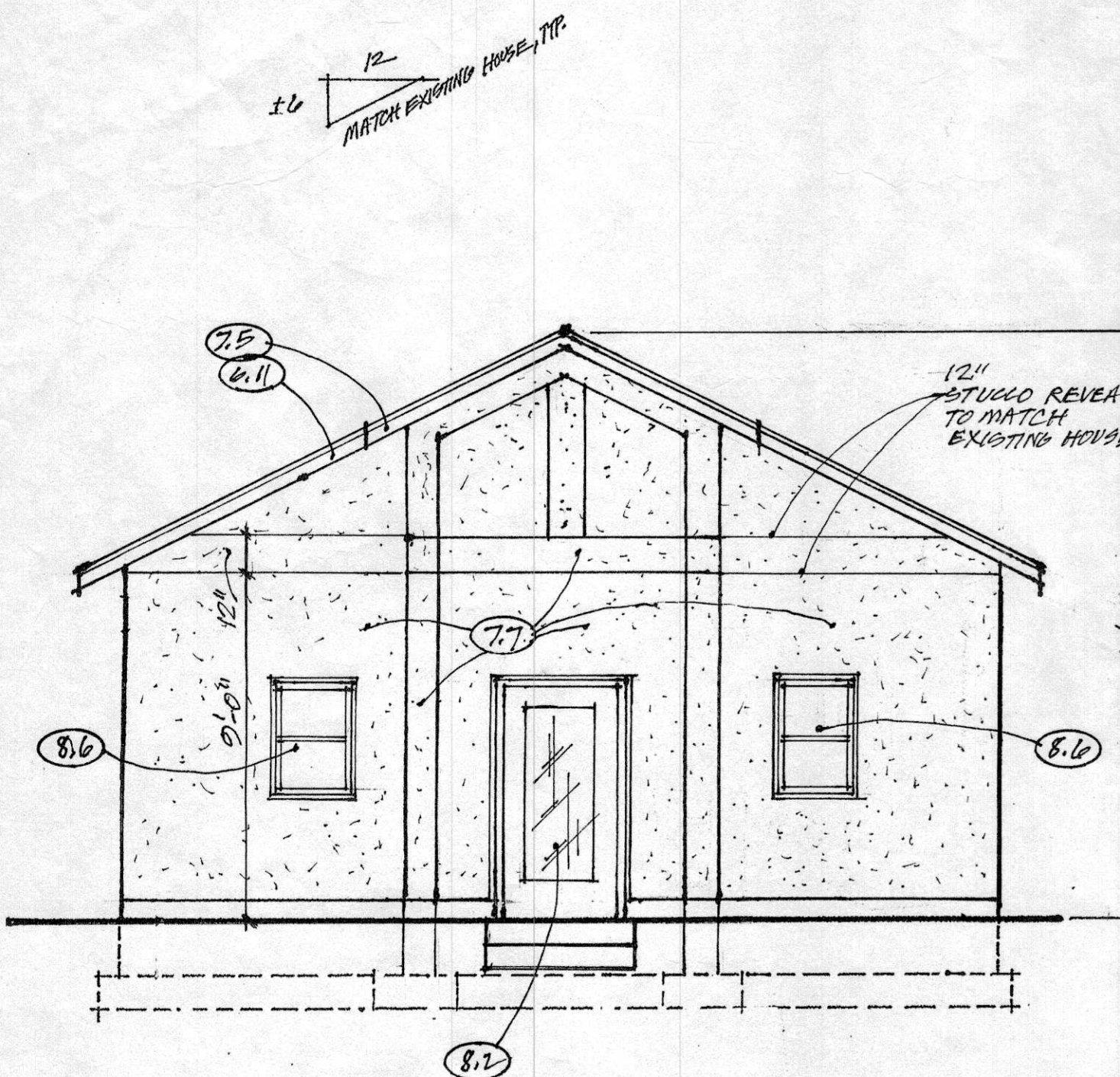
44 N WILCOT  
ACCESSORY BUILDING FLOOR PLAN  
1/4" = 1'-0"



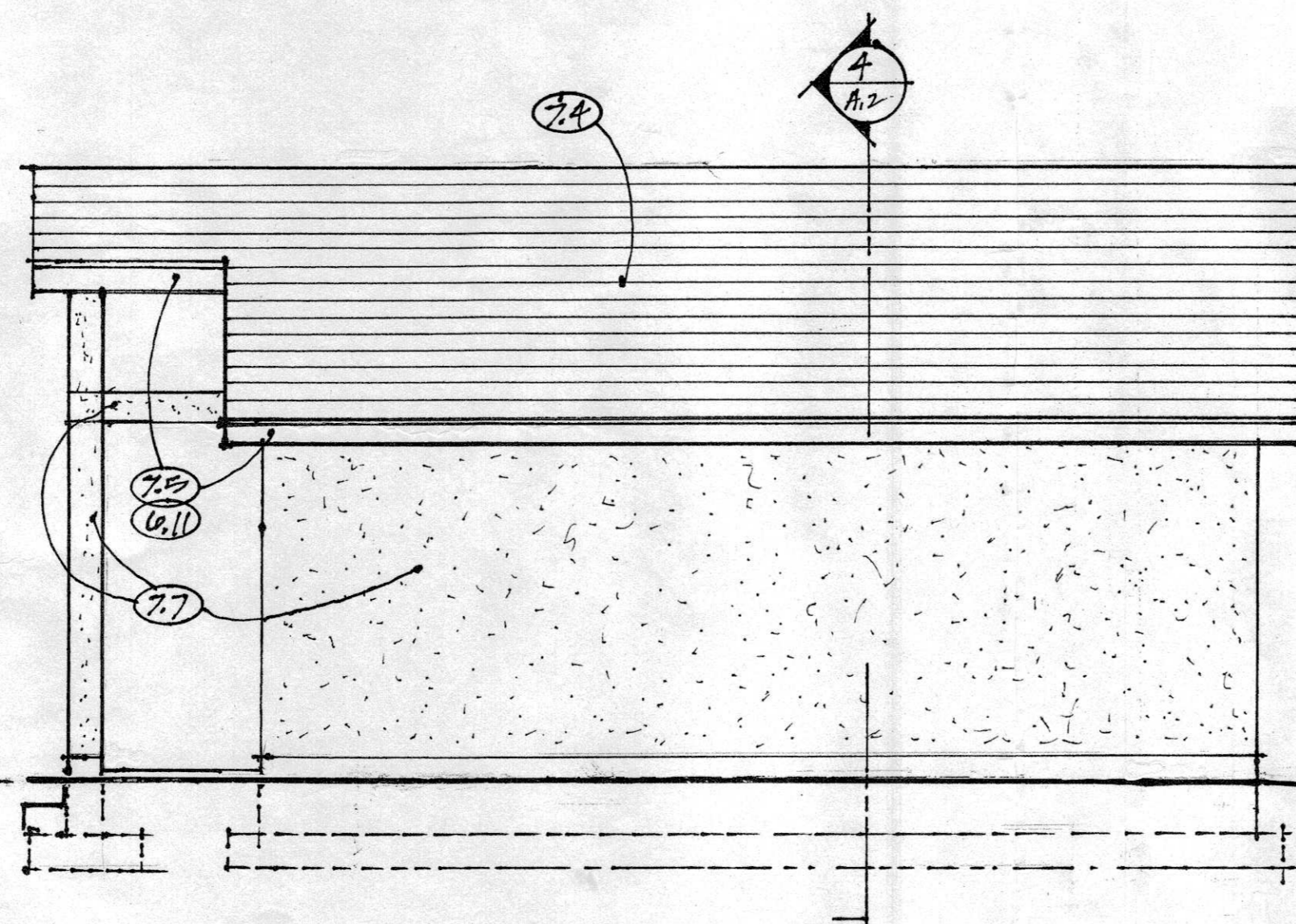
**5 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



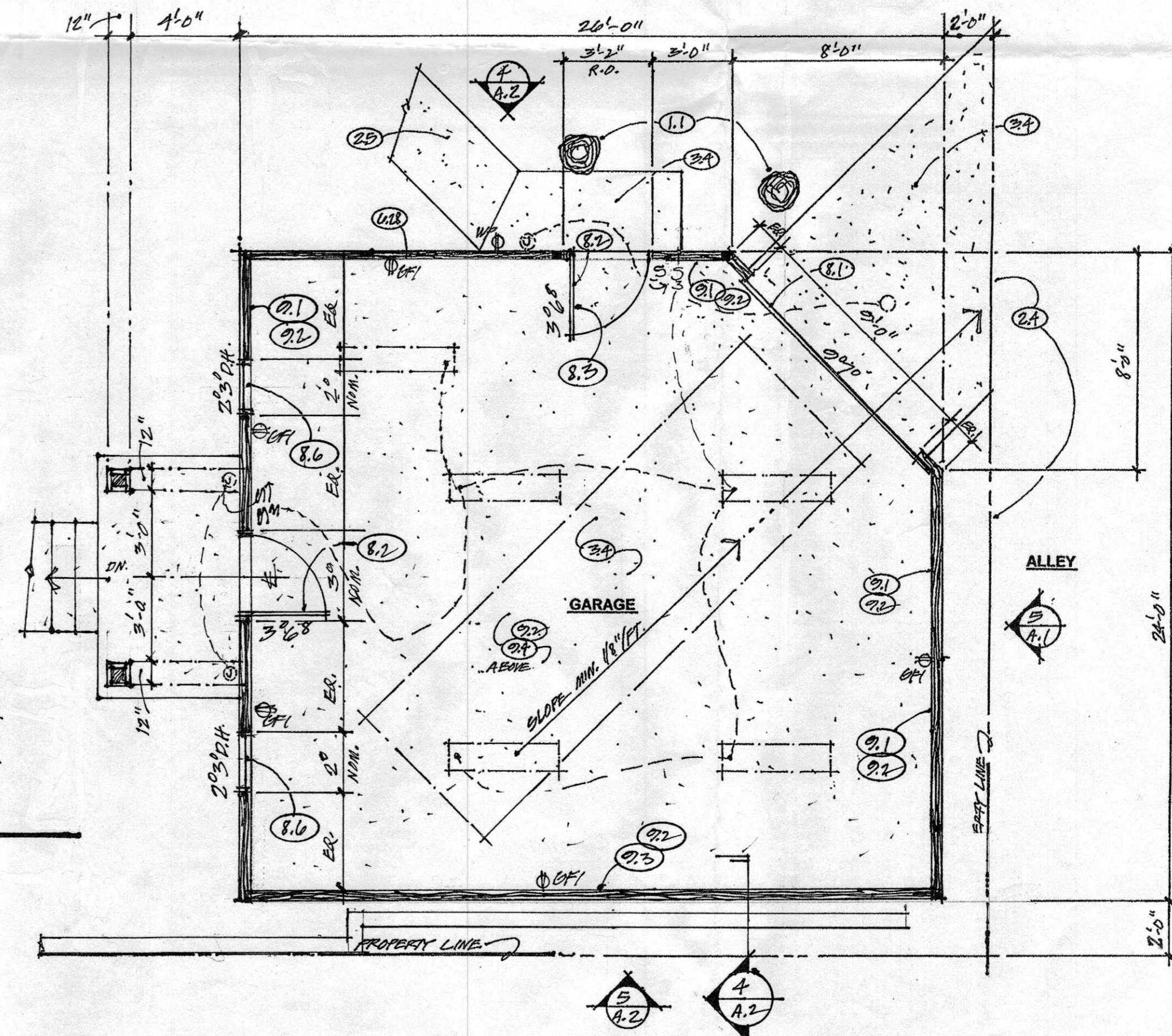
**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

# SYMBOLS LEGEND

ROOM DESIGNATION  
ROOM NUMBER  
ROOM NAME

REVISION FLAG  
INDICATES A REVISION FROM A PREVIOUSLY ISSUED DOCUMENT

OPENINGS  
WINDOW  
SEE WINDOW SCHEDULE FOR MORE INFORMATION

DOOR  
SEE DOOR SCHEDULE FOR MORE INFORMATION

SPOT ELEVATION  
INDICATES HEIGHT

DETAIL FLAG  
DETAIL NUMBER  
INDICATES SHEET ON WHICH DETAIL IS SHOWN

ELEVATION/SECTION FLAG  
DETAIL NUMBER  
INDICATES SHEET ON WHICH DETAIL IS SHOWN

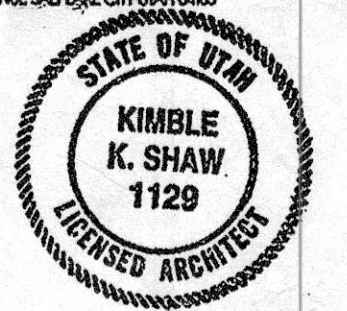
KEYNOTE  
SEE KEYNOTE SHEET(S) FOR SPECIFICATIONS  
CSI DIVISION NUMBER  
NOTE NUMBER

## ELECTRICAL LEGEND

- RECESSED DOWNLIGHT; HALO HIT; USE HALO HIT/CT IN INSULATED CEILINGS; PROVIDE WHITE COLEX BAFFLE (HALO 489V) & ROW PAR 38 HALOGEN LAMP.
- RECESSED DOWNLIGHT W/ ADJUSTABLE SOCKET; HALO HIT W/ HP30 LAMP AIMING ACCESSORY; PROVIDE WHITE COLEX BAFFLE AND HALOGEN LAMP.
- RECESSED DOWNLIGHT FOR SLOPED CEILING; HALO 487CT; PROVIDE WHITE COLEX BAFFLE (HALO 488V) W/ ROW PAR 38 HALOGEN LAMP.
- RECESSED DOWNLIGHT W/ SHOWER TRIM; HALO HIT W/ 122PS SHOWER TRIM; PROVIDE HALOGEN LAMP.
- JUNCTION BOX—LIGHT FIXTURE SHALL BE OWNER-FURNISHED, CONTRACTOR-INSTALLED.
- UNDER-CABINET TASK LIGHTING AS SELECTED BY OWNER.
- DECORA-STYLE DUPLEX OUTLET, WHITE.
- DECORA-STYLE DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER (GFI), WHITE.
- TELEPHONE JACK, WHITE.
- 2-TUBE, 48" FLUORESCENT LIGHT FIXTURE WITH LENSE.
- DECORA-STYLE ROCKER SWITCH, WHITE.
- DECORA-STYLE SLIDING DIMMER SWITCH, WHITE.
- CATV JACK, WHITE.
- SMOKE DETECTOR, WHITE—ELECTRICALLY OPERATED W/ BATTERY BACKUP.
- WEATHERPROOF GFI OUTLET.

NOTE:  
CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT LOCATIONS OF LIGHTS, BOXES, & OTHER DEVICES SHOWN BEFORE BEGINNING INSTALLATION.

**KIMBLE SHAW**  
KIMBLE SHAW LLC ARCHITECTURE/INTERIORS  
1027 2ND AVENUE SUITE 1000 SALT LAKE CITY, UT 84103

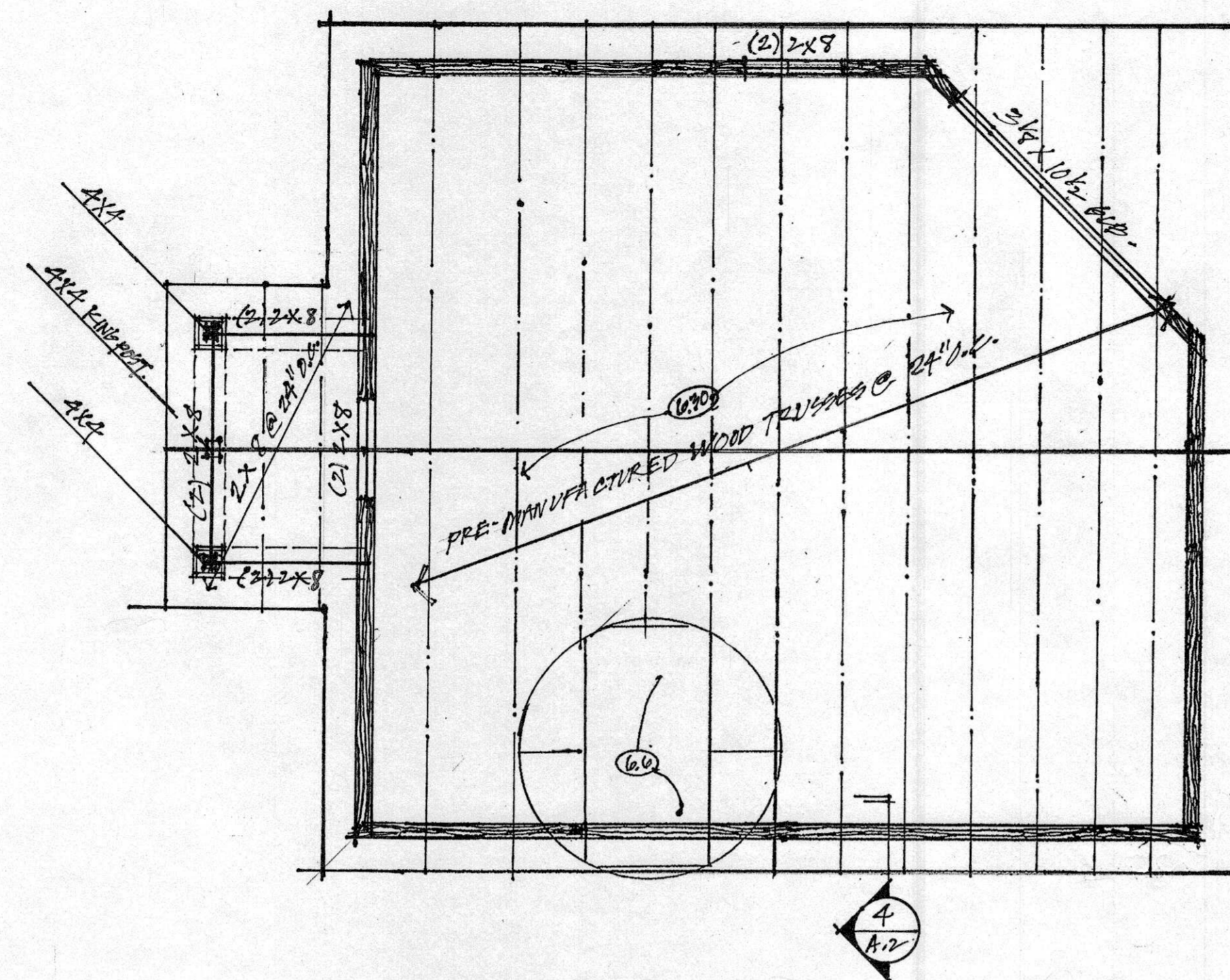


**JENSEN RESIDENCE**  
44 NORTH WOLCOTT AVENUE/SLC/ 84103  
DETACHED GARAGE

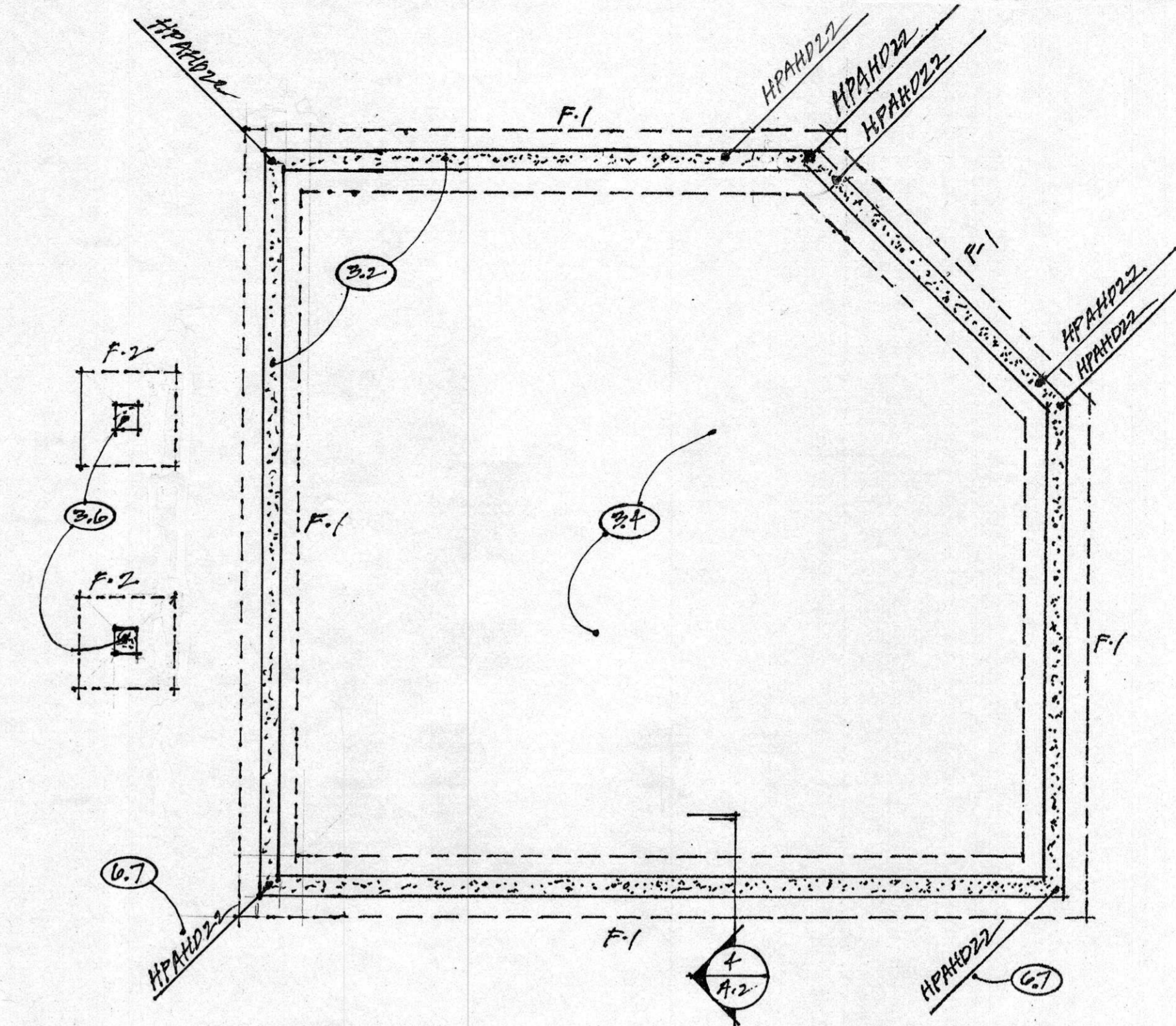
PLANS/  
ELEVATIONS

NOVEMBER 14, 2006

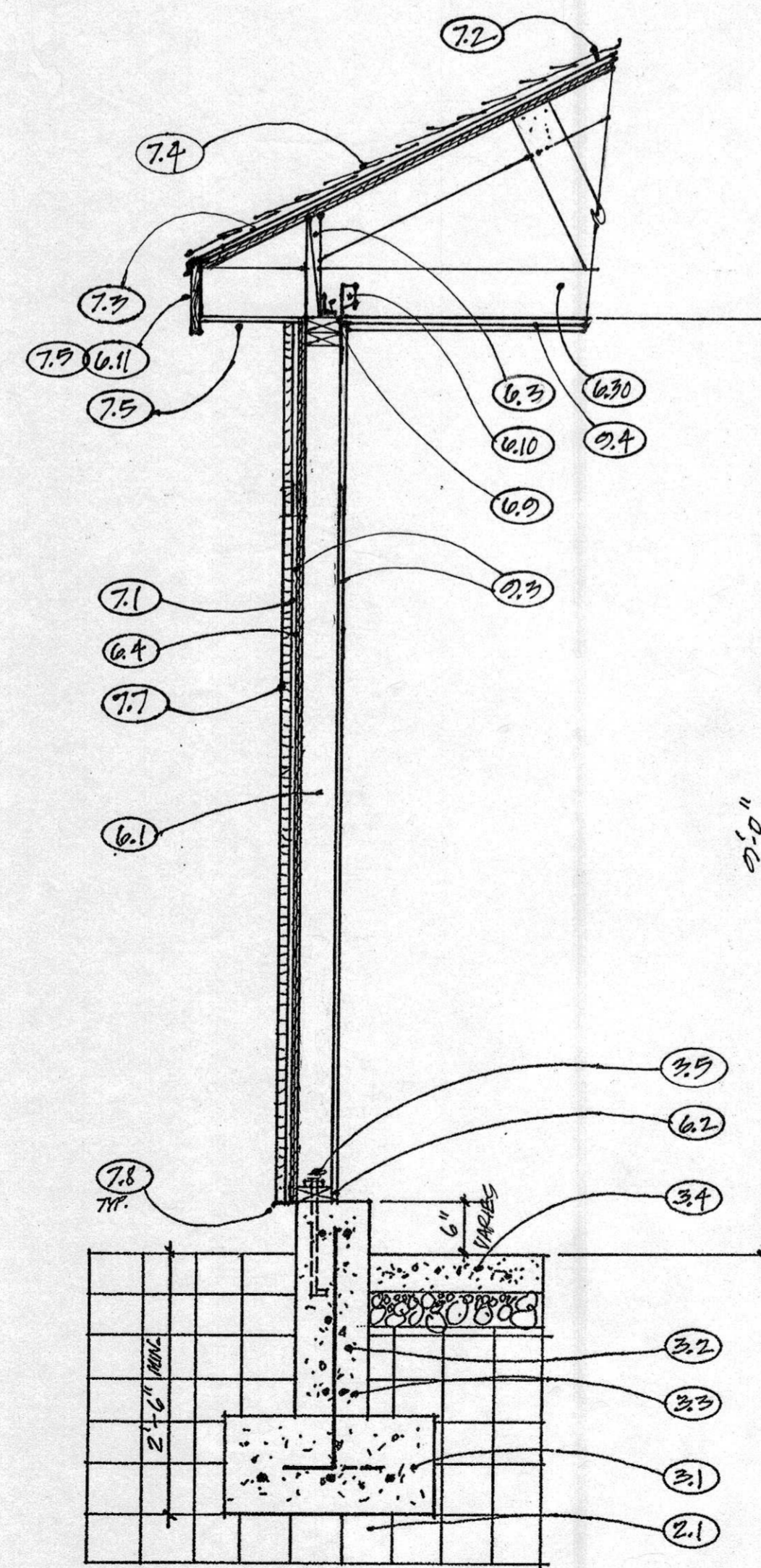
**A1**



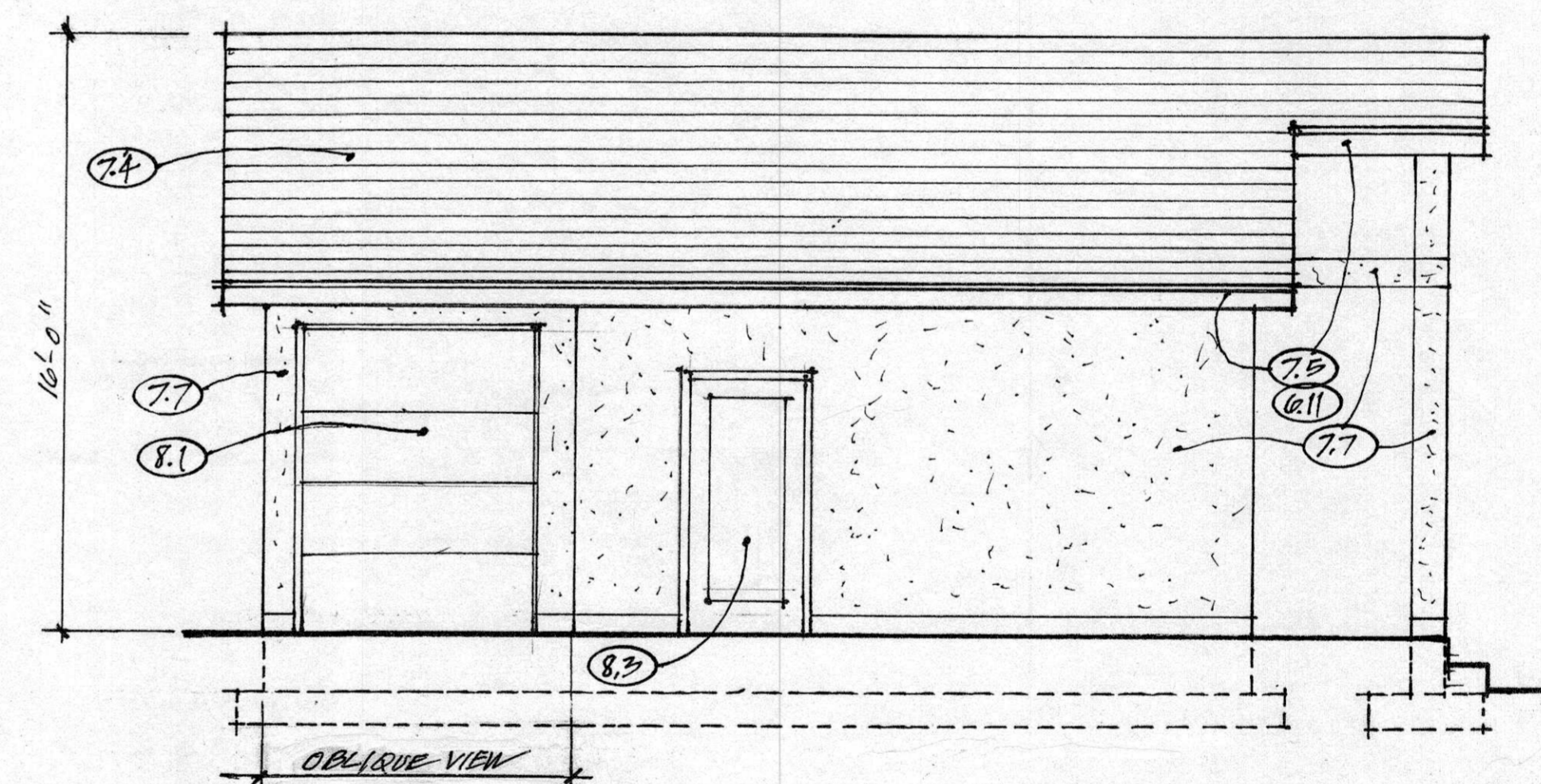
**2 ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**1 FOOTING/FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**4 WALL SECTION**  
SCALE: 1/4" = 1'-0"



**3 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

- FRAMING PLAN NOTES**
- ALL ROOF HEADERS ARE (2) 2 X 8, U.N.O.
  - ALL BEAMS/HEADERS TO BEAR ON (2) 2 X 4 STUDS, U.N.O.

FOOTING SCHEDULE					
MARK	SIZE		REINFORCEMENT		REMARKS
	WIDTH	THICKNESS	LONG.	TRANSVERSE	
F-1	2'-0"	1'-0"	(3)#4	(3)#4	
F-2	2'-0"	1'-0"	(3)#4	(3)#4	

**KIMBLE SHAW**  
KIMBLE SHAW LLC ARCHITECTURE/INTERIORS  
127 2ND AVENUE SUITE 100 CITY CENTER 84003

STATE OF UTAH  
KIMBLE K. SHAW  
1129  
LICENSED ARCHITECT

**JENSEN RESIDENCE**  
44 NORTH WOLCOTT AVENUE/SLC/84103  
DETACHED GARAGE

STRUCTURAL PLANS/  
ELEVATIONS

NOVEMBER 14, 2006

**KIMBLE SHAW**

**A2**

**JENSEN RESIDENCE**  
44 NORTH WOLCOTT AVENUE/ SLC/ 84103  
DETACHED GARAGE

**GENERAL NOTES**

- A. AIA DOCUMENT A201, GENERAL CONDITIONS, SHALL GOVERN THE WORK. ( COPY AVAILABLE FROM THE ARCHITECT UPON REQUEST )  
B. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES FOUND BEFORE COMMENCING WORK.  
C. DIMENSIONS LOCATING WALLS ARE TO FACE OF STUD, TYPICAL, UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS FOR DIMENSIONS NOT SPECIFICALLY NOTED ON THE DRAWINGS!! CONTACT THE ARCHITECT FOR CLARIFICATIONS.  
D. CONTRACTOR SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND ITS STANDARDS, 2003 EDITION; LAW OF PLACE OF BUILDING GOVERNS.  
E. ALL WORK SHALL CARRY A MINIMUM ONE YEAR MATERIALS & LABOR WARRANTY, TYPICAL UNLESS SPECIFIED OTHERWISE; WARRANTY SHALL COMMENCE FROM DATE OF SUBSTANTIAL COMPLETION.  
F. NEW EXTERIOR WALLS SHALL BE 2X4 STUDS @ 16"O.C. TYPICAL UNLESS NOTED OTHERWISE.

**KEYNOTES**

- 1 GENERAL DATA**  
1.1 EXISTING MATURE TREES INTENDED TO REMAIN- COORDINATE BUILDING LAYOUT & NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- 2 SITEWORK**  
2.1 UNDISTURBED SOIL.  
2.2 REMOVE EXISTING CMU GARAGE BUILDING AND CONCRETE SLAB THIS AREA.  
2.3 REMOVE EXISTING MATURE TREE THIS AREA.  
2.4 PATCH & REPAIR ASPHALT @ ALL EY AS REQUIRED BY NEW WORK.  
2.5 SIDEWALKS BY LANDSCAPE CONTRACTOR.
- 3 CONCRETE**  
3.1 CONCRETE FOOTING—SEE FOOTING SCHEDULE SHT. A.2.  
3.2 8" STEM FOUNDATION WALL—REINFORCE W/ #4 @ 16" O.C. VERTICAL W/ STANDARD HOOK @ FOOTING & #4 @ 12" O.C. HORIZONTAL.  
3.3 (2) #4 X CONTINUOUS TOP & BOTTOM.  
3.4 4" THICK CONCRETE SLAB OVER 4" GRAVEL BASE; REINFORCE SLAB W/ WWM OR #4 REBAR @ 24" O.C. (EACH WAY) @ CENTERLINE OF SLAB.  
3.5 5/8" DIAMETER ANCHOR BOLTS @ 48" O.C.  
3.6 12" SQUARE CONCRETE PIER—REINFORCE W/ (4) #4 VERTICAL W/ STANDARD HOOK @ FOOTING & #3 SQUARE TIES @ 12" O.C. VERTICAL W/ (3) #3 SQUARE TIES @ 3" O.C. TOP & BOTTOM.
- 4 MASONRY**  
NOT USED
- 5 METALS**  
NOT USED
- 6 WOOD & PLASTIC**  
6.1 2 x 4 @ 16" O.C. WOOD STUD WALL.  
6.2 2 X4 REDWOOD OR TREATED FOUNDATION PLATE, TYPICAL.  
6.3 FULL-HEIGHT SOLID WOOD BLOCKING OR FULL-HEIGHT TRUSS BLOCKING.  
6.4 WALL SHEATHING—SEE SHEAR WALL SCHEDULE A/S.1 FOR SPECIFICATIONS.  
6.5 ROOF SHEATHING—SEE STRUCTURAL NOTES SHT. S.1.  
6.6 DENOTES TYPICAL ORIENTATION OF FLOOR/ROOF SHEATHING ( I.E., PERPENDICULAR TO DIRECTION OF JOISTS ).  
6.7 DENOTES SIMPSON FOUNDATION TIE @ TOP OF FOUNDATION WALL; LINE UP W/ CORNER OR OPENING IN WALL ABOVE; PROVIDE NAILS OR BOLTS PER MANUFACTURER'S RECOMMENDATIONS FOR FULL LOAD VALUES  
6.8 ROOF JOIST—SEE FRAMING PLAN  
6.9 SIMPSON A-35 @ 24" O.C.  
6.10 SIMPSON H-1 @  
6.11 WOOD FASCIA TO MATCH EXISTING HOUSE.
- 6.12 NOT USED  
6.13 NOT USED  
6.14 NOT USED  
6.15 NOT USED  
6.16 80 @ 8" O.C.  
6.17 NOT USED  
6.18 160 PLATE NAILING PER SHEAR WALL SCHEDULE ON A/S.1.  
6.19 NOT USED  
6.20 NOT USED
- 6.21 GLU-LAM BEAM—SEE FRAMING PLAN 2/A.2.  
6.22 NOT USED  
6.23 NOT USED  
6.24 NOT USED  
6.25 NOT USED  
6.26 NOT USED  
6.27 NOT USED  
6.28 NOT USED  
6.29 NOT USED
- 6.30 PRE-MANUFACTURED ROOF TRUSSES DESIGNED BY TRUSS FABRICATOR; CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & CALCULATIONS TO ARCHITECT & BUILDING DEPARTMENT FOR REVIEW BEFORE ORDERING TRUSS PACKAGE.

- 7 THERMAL & MOISTURE PROTECTION**  
7.1 15 LB. BITUMINOUS BUILDING PAPER OR BUILDING WRAP, TYPICAL MOISTURE BARRIER OVER SHEATHING @ EXTERIOR WALLS.  
7.2 30 LB. BITUMINOUS BUILDING PAPER, TYPICAL MOISTURE BARRIER @ "FIELD" AREAS OF ROOF.  
7.3 ICE & WATER SHIELD MEMBRANE, TYPICAL @ ALL ROOF EAVES; INSTALL UP THE EAVE TO A LINE MINIMUM 2'-6" INSIDE THE EXTERIOR WALL LIE OF THE BUILDING.  
7.4 DIMENSIONAL ASPHALT SHINGLE W/ MINIMUM 30 YEAR WARRANTY TO MATCH EXISTING HOUSE.  
7.5 ALUMINUM FASCIA & SOFFIT TO MATCH EXISTING HOUSE.  
7.6 SHEET METAL FLASHING.  
7.7 EXTERIOR INSULATION & FINISH SYSTEM (EIFS) OVER 1" RIGID INSULATION BOARD TO MATCH EXISTING HOUSE; CONTRACTOR SHALL SUBMIT ICBO REPORT TO BUILDING DEPARTMENT FOR REVIEW.  
7.8 "L" METAL FLASHING/TRIM @ BASE OF STUCCO.

- 8 DOORS & WINDOWS**  
8.1 GARAGE DOOR ON OPERATOR AS SELECTED BY OWNER.  
8.2 EXTERIOR DOOR W/ TEMPERED GLASS BY WINDOW MANUFACTURER.  
8.3 SOLID-CORE EXTERIOR DOOR CLAD OR PAINTED TO MATCH WINDOWS  
8.4 NO J USED  
8.5 NOT USED  
8.6 CLAD WOOD WINDOW W/ INSULATED GLASS TO MATCH STYLE OF EXISTING HOUSE.  
8.7 TEMPERED GLASS.
- 9 FINISHES**  
9.1 1/2" GYP. BD.—TAPE AND MUD SMOOTH FOR PAINT, TYPICAL @ WALLS & CEILINGS UNLESS NOTED OTHERWISE.  
9.2 PAINT, 3-COAT SYSTEM.  
9.3 5/8" TYPE "X" GYP. BD. EACH SIDE OF WALL FOR 1-HOUR FIRE SEPARATION (INSTALL GYP. BD. OVER SHEATHING & VAPOR BARRIER (7.1) OVER GYP BD.
- 9.4 PROVIDE (2) LAYERS OF TYPE "X" GYP BD. @ CEILING OF GARAGE FOR ONE HOUR FIRE SEPARATION.

- 10 SPECIALTIES**  
NOT USED

- 11 EQUIPMENT**  
NOT USED

- 12 FURNISHINGS**  
NOT USED

- 13 SPECIAL CONSTRUCTION**  
NOT USED

- 14 CONVEYING SYSTEMS**  
NOT USED

- 15 MECHANICAL**  
NOT USED

- 16 ELECTRICAL**  
16.1 CONTRACTOR SHALL FIELD-VERIFY CAPACITY OF EXISTING ELECTRICAL SERVICE & DESIGN-BUILD ELECTRICAL SERVICE FOR NEW GARAGE/STUDIO BUILDING.

**KIMBLE SHAW**  
KIMBLE SHAW LLC ARCHITECTURE/INTERIORS  
107 2ND AVENUE SUITE 1000 CITY OF UTAH 84003



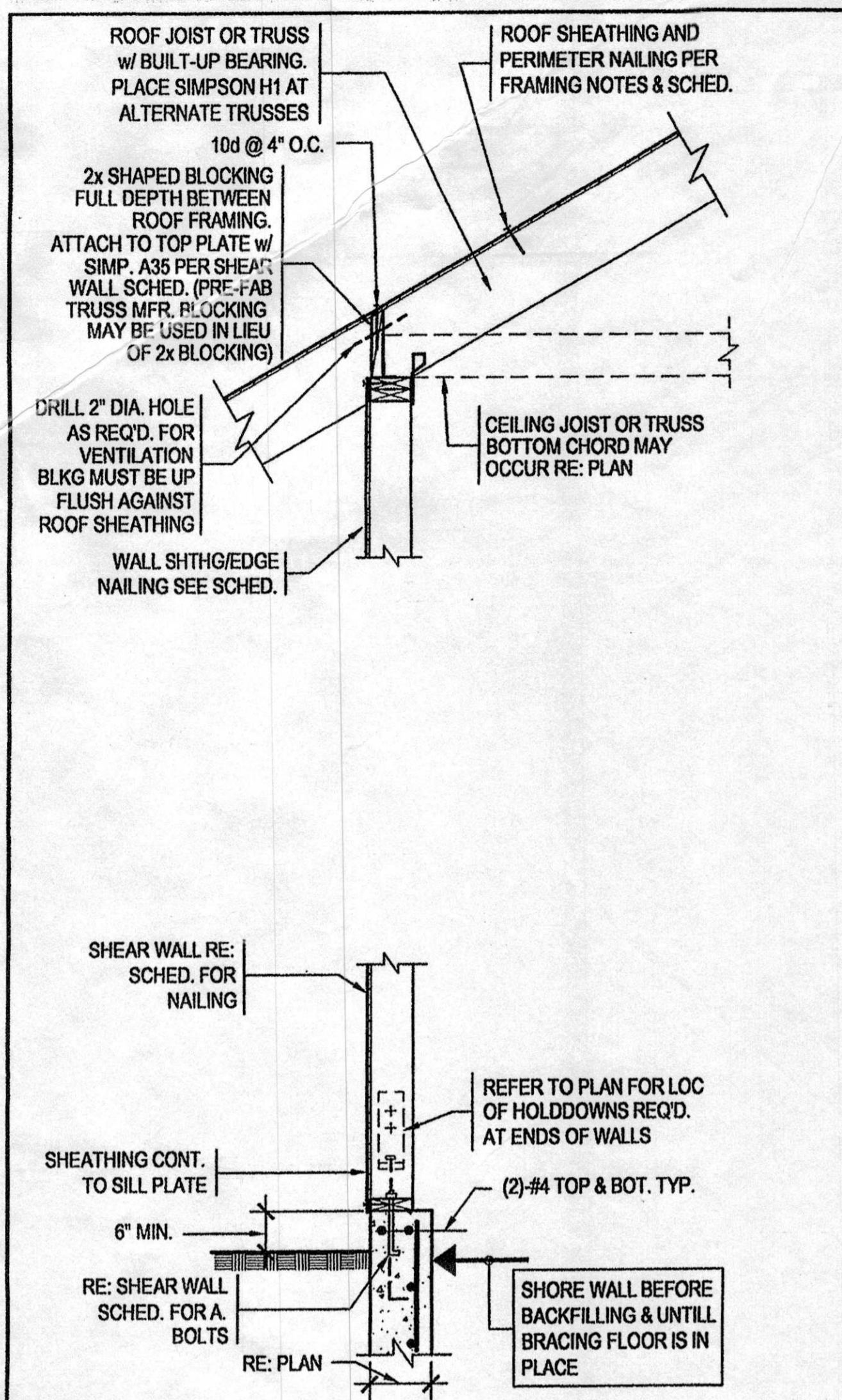
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
**KEYNOTES**

NOVEMBER 14, 2006

**KIMBLE SHAW**

**A3**



SHEAR WALL SCHEDULE					
TYPE	MATERIAL	EDGE NAILING	PLATE/NAILING BOLTING	SHEAR TRANSFER	REMARKS
	1/2" PLYWOOD	8d @ 6" O.C.	3-16d @ 16" O.C. 5/8" DIA. A.B. @ 48" O.C.	1-A35 @ 24" O.C.	A, B, C, D

REMARKS:  
A.- ALL PLYWOOD SHALL BE CDX STRUCTURAL I OR II, A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED.  
B.- ALL NAILS SHALL BE "COMMON" TYPE UNLESS OTHERWISE NOTED.  
C.- ALL HARDWARE SHALL BE "SIMPSON STRONG TIE" OR APPROVED EQUAL.  
D.- SILL PLATES SHALL BE 2x PRESSURE TREATED D.F. UNLESS OTHERWISE NOTED WITH A MINIMUM OF 2 A.B. PER PLATE. ONE A.B. WITHIN 12" FROM EACH END. WITH 2"x3/16"x2" PLATE WASHERS AT EACH SILL PLATE ANCHOR BOLTS.  
E.- ALL STUDS AND BLOCKING RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER.

A  
S.1

- WOOD FRAMING NOTES**
- FRAMING LUMBER: DOUGLAS FIR LARCH (SURFACED DRY NOT TO EXCEED 19% MAXIMUM MOISTURE CONTENT), CONFORMING TO 2000 IBC AND APPLICABLE STANDARDS IN THE FOLLOWING GRADES:  
DIMENSIONED LUMBER - BEAMS, JOISTS: #2 OR BETTER  
(FB = 875 PSI, FV = 95 PSI, E = 1600 KSI)  
ROUGH SAWN - BEAMS, STRINGERS: #1 OR BETTER  
(FB = 1350 PSI, FV = 85 PSI, E = 1600 KSI)  
POSTS, TIMBERS: #1 OR BETTER  
(FB = 1200 PSI, FV = 85 PSI, E = 1600 KSI)  
STUDS: STUD GRADE  
(FB = 675 PSI, FC = 825 PSI, E = 1400 KSI)
  - ALL GLUE LAMINATED TIMBER MEMBERS SHALL BE GRADE 24F-V4, DF/D, CONFORMING TO 2000 IBC AND APPLICABLE STANDARDS, (FB = 2400 PSI, FV = 165 PSI, E = 1800 KSI).
  - PROVIDE SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS AND AT EACH SUPPORT OF JOIST. PROVIDE APPROVED BRIDGING AT A MAXIMUM 8'-0" O.C. BETWEEN SUPPORTS.
  - NAILING SHALL CONFORM TO STANDARD NAILING SCHEDULE TABLE 2304.9.1 OF THE IBC 2000, UNLESS NOTED OTHERWISE ON PLANS OR SCHEDULES. ALL NAILS SHALL BE COMMON NAILS.
  - BUILT-UP BEAMS OF 2X MEMBERS SHALL BE SPIKED TOGETHER WITH 16D SPIKES AT 12" O.C. STAGGERED. USE 2-20d COMMON NAILS AT ALL SUPPORTS.
  - ALL WOOD BEAMS AND HEADERS SHALL BEAR ON MINIMUM OF TWO CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.
  - ALL WOOD POSTS, BUILT-UP COLUMNS CONTINUOUS TO FOUNDATION OR FLOOR JOISTS. SOLID BLOCK ALL POSTS OR COLUMNS AT FLOOR LINES.
  - BUILT-UP COLUMNS SPIKED TOGETHER WITH 16D SPIKES AT 12" O.C.
  - PROVIDE DOUBLE JOISTS BENEATH ALL WALLS RUNNING PARALLEL TO JOISTS.
  - USE SIMPSON STRONG TIE (SST) HANGERS FOR ALL FLUSH CONNECTIONS. USE STRONGEST HANGER COMPATIBLE WITH MEMBER SIZE AND NAIL PER MANUFACTURER'S SPECIFICATION TO OBTAIN MAXIMUM LOAD CARRYING CAPACITY.
  - ALL METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON" OR EQUAL.
  - PROVIDE METAL STRAPS ACROSS RIDGE BEAM FOR ROOF JOISTS.
  - SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR LARCH (FC = 625 PSI), WHEN IN CONTACT WITH CONCRETE.
  - SECURE SILL PLATE TO FOUNDATION WITH 5/8" DIA. X 12" A.B. @ 32" O.C. UNLESS NOTED OTHERWISE ON PLAN.
  - DOUBLE TOP AND BOTTOM PLATES TO BE LAPPED 4'-0" AT SPLICE AND CONNECT WITH 16d COMMON NAILS @ 3" O.C., STAGGERED.
  - NOTCHING OR DRILLING THROUGH ANY LUMBER MEMBER WILL NOT BE ALLOWED WITHOUT SPECIFIC APPROVAL OF ARCHITECT.
  - MAXIMUM HEIGHT OF NON-BEARING STUDS SHALL BE 14 FEET FOR 2X4 AND 20 FEET FOR 2X6.
  - BEARING WALLS/EXTERIOR WALLS/SHEAR WALLS:  
(A) STUD HEIGHT SIZE & SPACING  
< 10 FT 2x4 @ 16" O.C.  
2x6 @ 12" O.C.  
REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION.  
(B) SHEATH ONE SIDE WITH 1/2" A.P.A. RATED STRUCTURAL II EXTERIOR SHEATHING UNLESS NOTED OTHERWISE ON PLAN OR ON SHEARWALL SCHEDULE IF SHOWN BELOW.  
(C) NAIL SHEATHING WITH: 8d @ 6" O.C. - PANEL EDGES, BLOCKED 8d @ 12" O.C. - ALL ELSE  
REFER TO PLAN FOR ADDITIONAL REQUIREMENTS.  
(D) ALL WALL SHEATHING SHALL BE CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE. WHERE NECESSARY, MINIMUM DEPTH OF JOINT IN SHEATHING SHALL BE 2'-0" BELOW TOP OR ABOVE BOTTOM PLATE. BLOCK ALL PANEL EDGES.  
(E) REFER TO PLAN FOR HOLD-DOWN AT END OF WALLS. HOLD-DOWN NOTED THUS: HDX ON PLAN. PLACE 2 END OF WALL STUDS (MIN.) AT EACH HOLD-DOWN.
  - ROOF SHEATHING:  
(A) (1/2") A.P.A. RATED STRUCTURAL II, EXTERIOR, PANEL INDEX #32/16  
(B) NAIL WITH: 8d @ 6" O.C. - PANEL EDGES, 8d @ 12" O.C. - ALL ELSE
  - FLOOR SHEATHING:  
(A) (5/8") A.P.A. RATED STURD-FLOOR, EXPOSURE I, PANEL INDEX #48/24, TONGUE & GROOVE  
(B) GLUE & NAIL WITH: 10d @ 6" O.C. - PANEL EDGES, 10d @ 10" O.C. - ALL ELSE
  - SECONDARY FRAMING:  
(A) ALL PRIMARY ROOF FRAMING SHALL BE ENTIRELY AND CONTINUOUSLY SHEATHED BEFORE ADDING SECONDARY FRAMING.  
(B) ALL NAILERS FOR SECONDARY FRAMING SHALL BE 2X12'S LAID FLAT AND NAILED WITH TWO ROWS OF 10d NAILS AT 4" O.C.
  - TRUS JOIST FRAMING:  
(A) TRUS JOIST SELECTION BASED ON GLUE-NAILED SYSTEM.  
(B) INSTALL FRAMING, BRIDGING, BLOCKING, PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR MAXIMUM LOAD CARRYING CAPACITIES.  
(C) ANY NOTCHING OR DRILLING THROUGH TRUS JOISTS SHALL ONLY BE MADE PER MANUFACTURER'S GUIDELINES. NOTCHING OR DRILLING TOP OR BOTTOM CHORDS NOT ALLOWED.  
(D) ALL MICRO LAM BEAMS SHALL BE GLUED AND SPIKED TOGETHER BY MANUFACTURER TO ACT AS SOLID BEAM.  
(E) TRUS JOIST SHALL DESIGN FLOOR JOISTS FOR LOADS SHOWN ON PLAN.

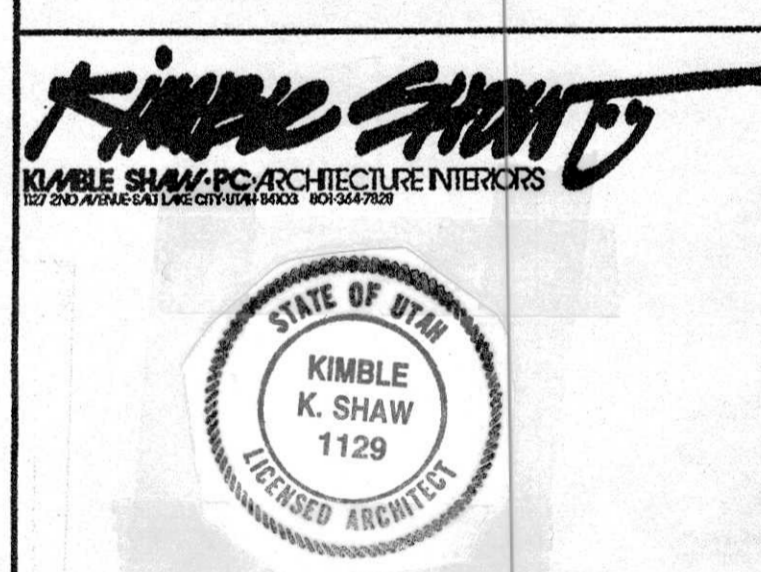
- FOUNDATION NOTES**
- ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN = 1500 PSF. (ALLOWABLE BEARING PRESSURE) MUST BE FIELD VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER & A REPORT MUST BE SUBMITTED BY THE STRUCTURAL ENGINEER PRIOR TO PLACING ANY CONCRETE.
  - ALL FOOTINGS SHALL BEAR 12" MINIMUM INTO ORIGINAL UNDISTURBED EARTH OR ON ENGINEERED FILL COMPACTED TO 95% OF MAXIMUM RELATIVE DENSITY BASED ON ASTM D-1557. SUCH FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES IN DEPTH AFTER COMPACTION.
  - NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
  - EXTERIOR WALL FOOTINGS SHALL BEAR AT A MINIMUM DEPTH OF 30" BELOW FINISHED EXTERIOR GRADE.
  - DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL BRACING FLOOR IS IN PLACE OR ADEQUATE SHORING IS INSTALLED.
  - ALL FOUNDATION WALLS ARE 8" THICK UNLESS NOTED OTHERWISE ON PLAN. REFER TO CONCRETE NOTES AND PLANS FOR WALL REINFORCEMENT.
- CONCRETE NOTES**
- PERFORM ALL CONCRETE WORK IN ACCORDANCE WITH ACI 301-84.
  - ALL CONCRETE SHALL BE STONE AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI TYPICAL, 4000 PSI AT SLABS ON GRADE, WITHIN 28 DAYS AFTER PLACING.
  - ALL METAL REINFORCEMENT SHALL CONFORM TO A.S.T.M. A615 AND SUPPLEMENT (\$1), GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60 KSI.
  - ALL REINFORCING BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 315, 318, AND PUBLICATION SP-68.  

WALL THICK.	HORIZ. REINF.	VERT. REINF.
8"	#4 @ 12" O.C.	#4 @ 16" O.C.
  - ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS FOLLOWS:  
(A) FOR CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER, 3/4" IN SLABS, JOISTS AND WALLS; 1-1/2" IN PIERS, COLUMNS, BEAMS, AND GIRDERS.  
(B) FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, 2" IN WALLS, PIERS AND COLUMNS; 3" ABOVE BOTTOM OF FOOTINGS.
  - ALL SPLICES IN CONTINUOUS REINFORCING BARS SHALL LAP 30 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS SHOWN OTHERWISE.
  - PROVIDE 1/4" MINIMUM AMPLITUDE ROUGHENED JOINT IN TOP OF ALL FOOTINGS.
  - LARGE AREAS OF SLAB ON GRADE SHALL BE PLACED IN CHECKERBOARD FASHION IN LENGTHS NOT TO EXCEED 24'-0" IN ANY DIRECTION.
  - PLACE CONTROL JOINTS IN SLABS AT 12'-0" O.C. IN EACH DIRECTION BY SAWCUTTING OR PREMOULDED STRIP, 1/4TH THE SLAB THICKNESS.
  - UNLESS OTHERWISE NOTED, REINFORCE ALL CONCRETE WALLS AS FOLLOWS:  

WALL THICK.	HORIZ. REINF.	VERT. REINF.
8"	#4 @ 12" O.C.	#4 @ 16" O.C.
  - PLACE REINFORCEMENT IN CENTER OF WALL UNLESS SHOWN OTHERWISE AND DOWEL TO FOOTING OR TO STRUCTURE ABOVE AND BELOW WITH SAME DOWEL SIZE AND SPACING AS VERTICAL REINFORCEMENT.
  - ALL DOWELS SHALL HAVE AT LEAST 30 BAR DIAMETER EMBEDMENT AND/OR STANDARD HOOK AT ENDS.
  - PROVIDE STD. CORNER BARS AT ALL INTERSECTING CORNERS OF WALLS AND FOOTINGS. USE SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.
  - NO WELDING OF REINFORCEMENT SHALL BE PERMITTED.

- STRUCTURAL STEEL NOTES**
- STRUCTURAL STEEL MINIMUM YIELD STRENGTH:  
(A) TUBE COLUMNS 46 KSI  
(B) BEAMS, PLATES 36 KSI MIN.  
(C) BOLTS A325  
(D) ANCHOR BOLTS A307 OR A36
  - ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS OF THE A.I.S.C. CODE OF STANDARD PRACTICE".
  - ALL WELDS AND WELDING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF "THE AMERICAN WELDING SOCIETY".
  - ALL WELDS SHALL BE 3/16" FILLET CONTINUOUS ALL AROUND, UNLESS NOTED OTHERWISE.

- DESIGN CRITERIA**
- GOVERNING BUILDING CODE: 2000 INTERNATIONAL BUILDING CODE (IBC)
  - GRAVITY LIVE LOADS USED IN DESIGN:  
A. ROOF 30 PSF  
Is = 1.0  
B. FLOORS 40 PSF  
C. DECKS 60 PSF OR SNOW
  - SEISMIC LOADING:  
A. SEISMIC USE GROUP I  
B. SEISMIC DESIGN CATEGORY D  
C. S<sub>w</sub> = 1.0 S<sub>s</sub> = 0.8  
D. SITE CLASS D<sub>L</sub> = 1.0  
E. R = 6 (SHEAR WALLS)
  - WIND LOADING:  
A. VELOCITY V<sub>s</sub> = 90 mph  
V<sub>e</sub> = 75 mph  
B. EXPOSURE CATEGORY B  
C. Iw = 1.0
- GENERAL**
- THE PROJECT SPECIFICATIONS ARE NOT SUPERSEDED BY THESE GENERAL STRUCTURAL NOTES BUT ARE INTENDED TO BE COMPLEMENTARY TO THEM. CONSULT THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS IN EACH SECTION. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES. TYPICAL DETAILS AND SPECIFICATIONS.
  - CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND AT SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
  - ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
  - NOTIFICATION OF ENGINEER: THE ENGINEER SHALL BE NOTIFIED TWENTY-FOUR HOURS PRIOR TO:  
A. PLACING CONCRETE IN ANY FOOTING.  
B. CLOSING ANY WALL FORMS.  
C. PLACING ROOF SHEATHING
  - SHORING AND BRACING REQUIREMENTS:  
A. FLOOR AND ROOF STRUCTURES - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD AND SEQUENCE OF ALL STRUCTURAL ERECTION. HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. SHORING AND BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL PERMANENT MEMBERS ARE IN PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.  
B. FOUNDATION WALLS MUST BE BRACED UNTIL THE COMPLETE FLOOR OR ROOF SYSTEMS IS COMPLETED. DO NOT BACKFILL UNTIL FLOOR OR ROOF SYSTEMS ARE IN PLACE.  
C. WALLS ABOVE GRADE SHALL BE BRACED UNTIL THE STRUCTURAL SYSTEM IS COMPLETE. WALLS ARE NOT SELF SUPPORTING.
  - IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES ANY AND ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM. OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEERS. THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ITEMS NECESSARY FOR HIS CHOSEN PROCEDURE.
  - OBSERVATION VISITS TO THE SITE BY ARCHITECT OR ENGINEER SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
  - ALL CONSTRUCTION AND INSPECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND SHALL NOT PROCEED WITH THE WORK INVOLVED UNTIL THE INSPECTIONS HAVE BEEN DONE.
  - ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
  - THE CONTRACTOR MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN THE ARCHITECT'S AND/OR THE STRUCTURAL ENGINEER'S WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS, AND/OR SUBSTITUTIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
  - SEE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.
  - CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS TO MATCH DETAILS SHOWN ON DRAWINGS. IF ANY CONFLICTING CONDITIONS ARISE DURING CONSTRUCTION, CONTRACTOR MUST NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
  - CONTRACTOR SHALL REVIEW AND VERIFY ALL SHOP DRAWINGS TO ASSURE THEY COMPLY WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS. ENGINEER WILL REVIEW THE SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT. THIS REVIEW BY THE ENGINEER SHALL NOT BE CONSTRUED AS APPROVAL.



**JENSEN RESIDENCE**  
44 NORTH WOLCOTT AVENUE / SLC / 84103  
**DETACHED GARAGE**

**STRUCTURAL NOTES**

ALL DRAWINGS, PLANS AND DETAILS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RICHARDS CONSULTING GROUP AND ARE NOT SUITABLE FOR REUSE OR INTENDED FOR ANY OTHER PROJECT.

Date: NOVEMBER 14, 2006  
Sheet Number: **S-1**

## ATTACHMENT D – ZONING STANDARDS

### 21A.24.070 – R-1-5,000 ZONING DISTRICT

UNDERLYING ZONING STANDARDS	PROPOSED	COMPLIES ?
<b>MINIMUM LOT AREA:</b> 5,000 square feet	This is an existing lot in an established subdivision and neighborhood. The subject property sits on 0.206 acres (approximately 8,980 square feet) and is compliant with this standard.	<b>Yes</b>
<b>MINIMUM LOT WIDTH:</b> 50 feet	This lot is approximately 60 feet in width	<b>Yes</b>
<b>MAXIMUM BUILDING HEIGHT:</b> 17 feet	The detached garage in which the ADU will be established is 16 feet tall.	<b>Yes</b>
<b>MINIMUM YARD REQUIREMENTS:</b> <ul style="list-style-type: none"> <li>• Side Yard: 1 foot</li> <li>• Rear Yard: 1 foot</li> <li>• Distance from residences: 10 feet</li> </ul>	The detached garage meets all minimum setback requirements. It is 2 feet from the side and rear property lines and is 21 feet from the primary dwelling. It is 50 feet and 55 feet from the neighboring dwellings.	<b>Yes</b>
<b>MAXIMUM BUILDING COVERAGE:</b> 40% of total lot size	40% of the total lot size is approximately 3,485 square feet; the Salt Lake County Assessor's Office indicates the home has a footprint of 1,784 square feet and the detached garage is 625 square feet in size. This adds up to approximately 2,409 square feet and is well under the 3,485 square foot (40%) lot coverage maximum.	<b>Yes</b>

### 21A.40.200 – ACCESSORY DWELLING UNITS:

ADU STANDARDS	PROPOSED	COMPLIES ?
<b>SIZE:</b> ADU footprint shall not exceed <b>650 square feet.</b>	The proposed ADU is 625 square feet in size.	<b>Yes</b>

<p><b>BULK, HEIGHT AND YARD:</b></p> <p>1) Accessory building shall comply with underlying bulk, height and yard requirements.</p> <p>2) Accessory building may not be any larger than 50% of the footprint of the main dwelling.</p>	<p>1) The proposed ADU complies with all bulk, height, and yard setback requirements of the R-1-5,000 Zoning District.</p> <p>2) The Salt Lake County Assessor's Office indicates the primary dwelling is approximately 1,784 square feet in size and the proposed ADU is 625 square feet in size. The proposed ADU is approximately 35% of the footprint of the main dwelling.</p>	<p><b>Yes</b></p>
<p><b>ENTRANCE LOCATIONS:</b></p> <p>The entrance to an ADU attached to a primary building or structure shall be located:</p> <p>2) Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line.</p>	<p>The entrance to the ADU is located on the northern face of the detached building; it is farther than 10 feet from the northern (side) property line.</p>	<p><b>Yes</b></p>
<p><b>REQUIREMENTS FOR WINDOWS:</b></p> <p>1) Windows facing the side or rear property lines within 10' of the property lines must use clerestories, skylights, or obscured glazing.</p> <p>2) Windows shall be of a similar dimension as those used on the primary dwelling.</p> <p>3) Windows on the ground floor may be retained if compliant with Building and Fire Codes. Windows on the second floor must be brought into compliance with this section.</p>	<p>1) The windows on the northern façade are not required to provide obscured glazing due to their adjacency to the public alley.</p> <p>2) The windows installed in the detached building are of a similar design and dimension as those installed on the primary home.</p> <p>3) There is no second story to this detached accessory building; all windows are located on the ground floor and meet adopted Building and Fire Codes.</p>	<p><b>Complies</b></p>

<b>BALCONIES AND DECKS:</b> <b>1) Shall not exceed 80 square feet in size.</b> <b>2) Shall not be closer than 10 feet to a side or rear property line, unless adjacent to an alley.</b> <b>3) No rooftop decks permitted.</b>	Not Applicable – No balconies or decks have been proposed as part of this ADU request.	<b>N/A</b>
<b>PARKING:</b> Minimum of <b>one parking space</b> on site  *This requirement may be waived if there is legal on-street parking along the street frontage of the property OR if the property is within 1/4 mile of a transit stop.	There is legal on-street parking along segments of Wolcott Street.	<b>Yes</b>

# **ATTACHMENT E – CONDITIONAL USE STANDARDS**

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## **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 use is allowed in the underlying zone. The proposed design of the accessory unit is compliant with the ADU standards set forth in section 21A.40.200. The East Bench Master Plan encourages low-intensity development in the foothills residential zones and the preservation of foothills open space. The proposed ADU is a low-intensity use and is stepped far back from the front of the house and the public street. It does not impede access to the foothills open space nor the view of the open space from the public right of way.

The ADU complies with the majority of the requirements of the underlying zone (FR-3/12,000) with the exception of the proposed encroachment into the required rear yard setback. This encroachment will be compliant if the Appeals Hearing Officer finds the standards for variance approval have been met and grants the variance request.

**Finding:** The proposed use complies with applicable provisions of this title.

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

**Analysis:** The applicants are looking to establish an attached ADU in an established single family neighborhood. ADUs are permitted as conditional uses; the applicants have proposed the construction of a new addition onto the rear of their home. The lot is deeper than it is wide and the location of the proposed ADU minimizes any anticipated impact on the neighboring homes to the north and south of the subject property. The proposed unit has two floors; the upper floor is stepped far back from the front of the home and the public street to minimize the visual impact of the addition.

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

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

#### **Analysis:**

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 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.

The 1987 *Avenues Master Plan*'s Land Use planning goal indicates the City should “*preserve the residential character and existing land use patterns in the Avenues Community. Special emphasis should be placed on regulating foothill development and preserving the historically significant sites and districts.*” The proposed ADU is a low-intensity proposal for the established single-family neighborhood in which the subject property is located. The establishment of an ADU in this neighborhood preserve the residential character of the neighborhood because it does not involve the alteration of the existing single family residence and it is, itself, a residential use.

**Finding:** The proposed use is consistent with applicable adopted city planning policies, documents, and master plans.

4. **The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).**

#### **21a.54.080B Detrimental Effects Determination**

In analyzing the anticipated detrimental effects of a proposed use, the Planning Commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
<b>1. This title specifically authorizes the use where it is located</b>	<b>Complies</b>	Accessory Dwelling Units are permitted as conditional uses in the R-1-5,000 Zoning District.
<b>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</b>	<b>Complies</b>	The use is permitted as a conditional use in the underlying zoning district and supports the goal of increasing housing options found in <i>Growing Salt Lake</i> . Establishing an ADU at the subject property is also consistent with the Land Use goal in the 1987 <i>Avenues Master Plan</i> to preserve the existing residential development pattern. The ADU is not altering the primary dwelling unit and is a residential use in a residential neighborhood.
<b>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</b>	<b>Complies</b>	The use is located at the rear of the site where it will have the least visual impact in the neighborhood. Multiple surrounding properties have detached accessory

compared to existing uses in the surrounding area		buildings of a similar size and overall design of the subject building.
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	The ADU detached accessory structure is located in the rear yard of the primary dwelling and is clad in similar materials and colors. The accessory building is comparable to other detached accessory structures located along the same section of the public alley and throughout the same neighborhood.
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	The access points and driveways for this project already exist and have served the primary dwelling for years. The subject accessory building also already exists and no further grading or sitework is necessary for the building to be occupied as an ADU.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	The Applicants have proposed a walkway from Wolcott Street to the detached ADU at the rear of their property. Additionally, the unit is accessible from both Wolcott St and the public alley at the rear of the home. The residents accessing the ADU will not impede motor, cycle, or pedestrian traffic.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The ADU building can be accessed from two public rights of way: the alley at the rear of the property and via a walkway from Wolcott Street. Access to the ADU building provides ample opportunity for cyclists and pedestrians to travel along both the alley and Wolcott Street.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	The ADU can be accessed both from Wolcott Street and from the public alley at the rear of the property. The site drawings show an established walkway from the public right of way to the detached garage which is proposed to be converted into the ADU.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	Parking for the ADU is available along Wolcott Street and additional off-street parking is not required.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	Public utilities are available at the property.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The accessory building is located at the rear of a property and is accessed off of a local public alley. The property backs up to a small hillside and area of open space on the University of Utah campus. The ADU is not a dissimilar use for the surrounding

		neighborhood and does not require additional buffering or screening.
<b>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</b>	<b>Complies</b>	The proposed ADU is a residential use within an existing residential neighborhood. The usage of the accessory building as an ADU will not significantly impact the environmental quality or introduce hazards into the neighborhood.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	N/A	The proposed accessory dwelling unit is not a commercial business and does not have hours of operation.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	N/A	No signage or lighting is proposed beyond average residential lighting fixtures.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	N/A	The proposed ADU is not located within a local, state or national historic district. The accessory building is not a historic structure and the establishment of an ADU does not affect any surrounding historic structures.

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

## **ATTACHMENT F – PUBLIC PROCESS & COMMENTS**

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### **Public Notice, Meetings, Comments**

While neither the Federal Heights Neighborhood Association or the Greater Avenues Community Council discussed this item in one of their meetings this item was posted on the City's website in an online blogpost due to its proximity to multiple Recognized Organizations. To date, staff has not received any comments from the Recognized Organizations or members of the public regarding this item.

### **Notice of the public hearing for the proposal included:**

- Open house blogpost created and posted to City website on February 1, 2021.
- Early notification mailed February 3, 2021. Additional notification was sent to the Greater Avenues Community Council, the Federal Heights Neighborhood Association, and the University of Utah.
- Early notification period expired March 22, 2021.
- Public hearing notice mailed on April 14, 2021
- Public notice posted on City and State websites and Planning Division list serve on April 14, 2021.
- Public hearing notice sign posted on April 14, 2021.

### **Public Input:**

Staff has not received any public comments to date.

Staff has contacted both the Federal Heights Neighborhood Association (FHNA) and the Greater Avenues Community Council (GACC). The Federal Heights Neighborhood Association indicated they are a division of the Greater Avenues Community Council and the GACC opted not to discuss this item at their monthly meetings.

## **ATTACHMENT G – DEPARTMENT REVIEW COMMENTS**

### **Zoning:**

- need to see the footprint of the main structure & the solid roof coverage of the entire accessory building – including the covered garage door & porch area. The total covered area may not exceed 650 ft.<sup>2</sup>.
- The plans need a total lot coverage; not just rear yard coverage.
- Need to see the width of the alley
- You may want to clarify if the applicant wants to change it into an ADU or a hobby shop? (The “accessory building plan.pdf” states that it will be an “office/studio”? Also, the plan does not show a tub or shower.)

### **Building:**

Among other requirements, all utilities such as mechanical, electrical and plumbing must be revised to be independently controlled. The designs for all facets of the project must be included in the submitted design package. Nothing may be deferred nor "design-build" nor "grandfathered".

As always, this project must be submitted for formal review.

### **Fire:**

Fire hydrants shall be located within 600-feet of all ground level exterior portions of structures on the parcel. Measurements are along the drive route of approved fire access roads from the hydrant, to the parcel and then around the buildings.

### **Transportation:**

No comments.

### **Public Utilities:**

No comments.

### **HAND:**

No comments.

### **Sustainability:**

No comments.