



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Kelsey Lindquist, Senior Planner, kelsey.lindquist@slcgov.com or (385) 226-7227

Date: June 2, 2021

Re: PLNPCM2021-00192

Conditional Use

PROPERTY ADDRESS: 927 South Lake Street
PARCEL ID: 16-08-156-010-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: R-1/5000 (Single-Family Residential)

REQUEST: Dave Brach, representing the property owner of 927 S. Lake Street, is requesting Conditional Use approval for an internal Accessory Dwelling Unit (ADU) located within the basement of a new single-family dwelling. The new construction of the single-family dwelling and ADU will be located at approximately 927 S. Lake Street. The property is zoned R-1/5000 (Single-Family Residential), where ADUs must be processed as a conditional use.

RECOMMENDATION: Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the ADU.

ATTACHMENTS:

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

PROJECT DESCRIPTION

Existing Conditions

The subject property located at 927 S. Lake Street, currently contains a single-family dwelling. The existing single-family dwelling is proposed to be demolished and a new single-family dwelling will be

constructed. The new single-family dwelling will contain an internal accessory dwelling unit within the basement. The property is located within the R-1/5000 (Single-Family Residential) zoning district. Additionally, the property is adjacent to single-family zoning and uses.



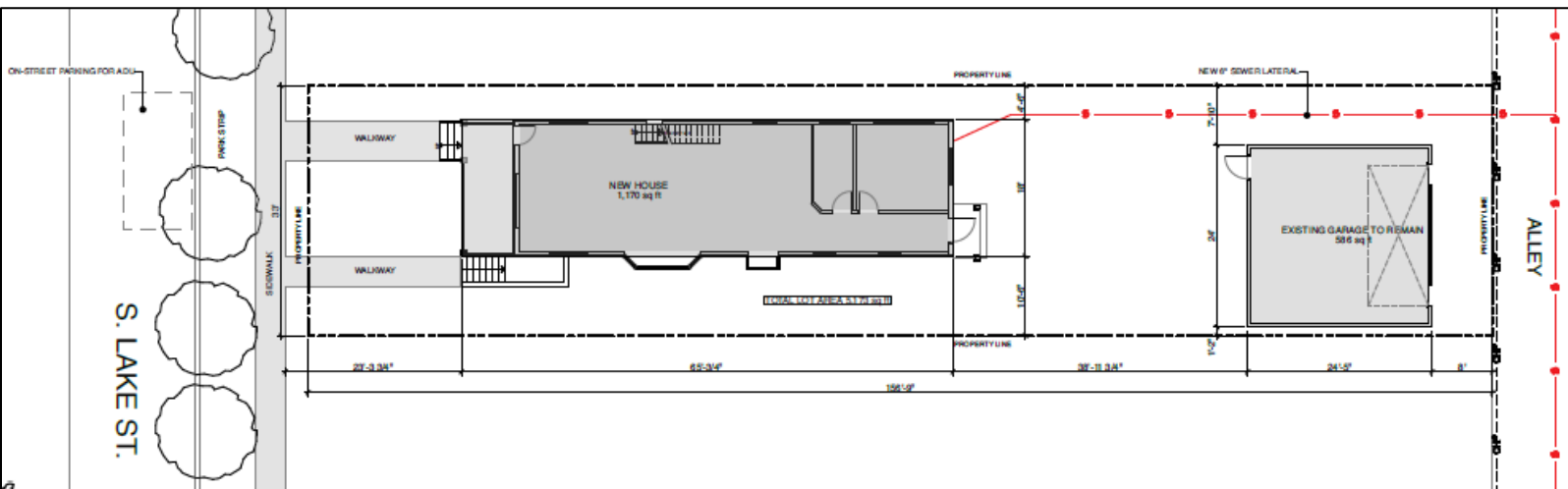
Aerial of Subject Property



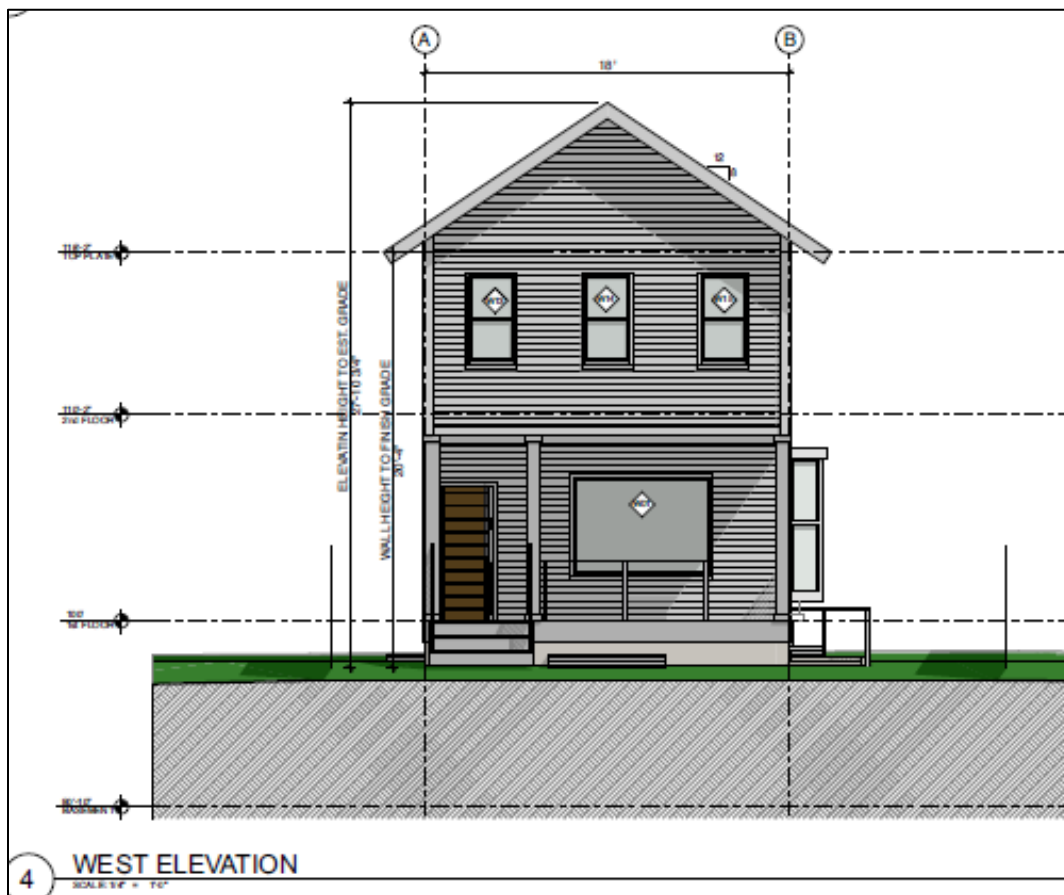
Aerial of Zoning in the Subject Area

Proposed ADU

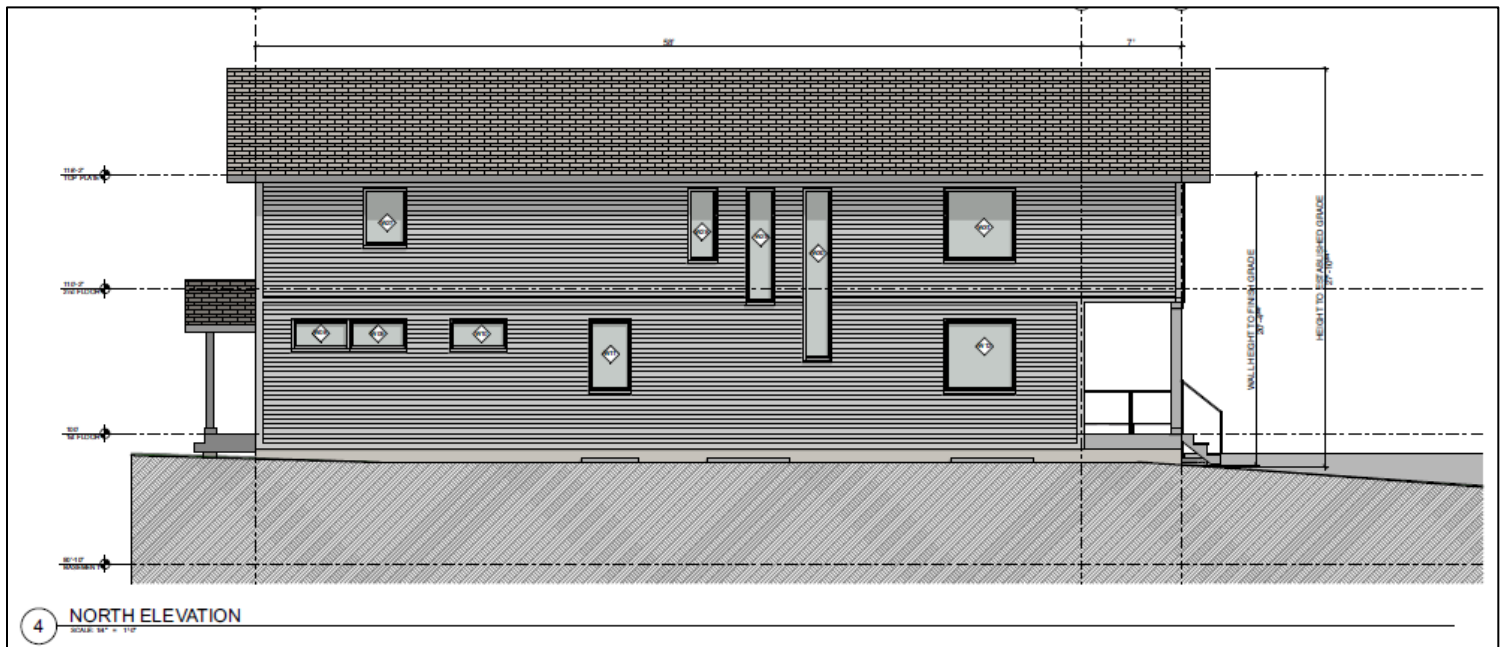
The proposed project is for the construction of an internal accessory dwelling unit located in the basement of the subject property located at 927 S. Lake Street. The ADU will be approximately 1,170 square feet in size. The primary entrance to the ADU is a stairwell, which is located on the southern elevation. Parking will be accommodated on the street, as indicated on the site plan.



Site Plan of Proposed New Single-Family Dwelling



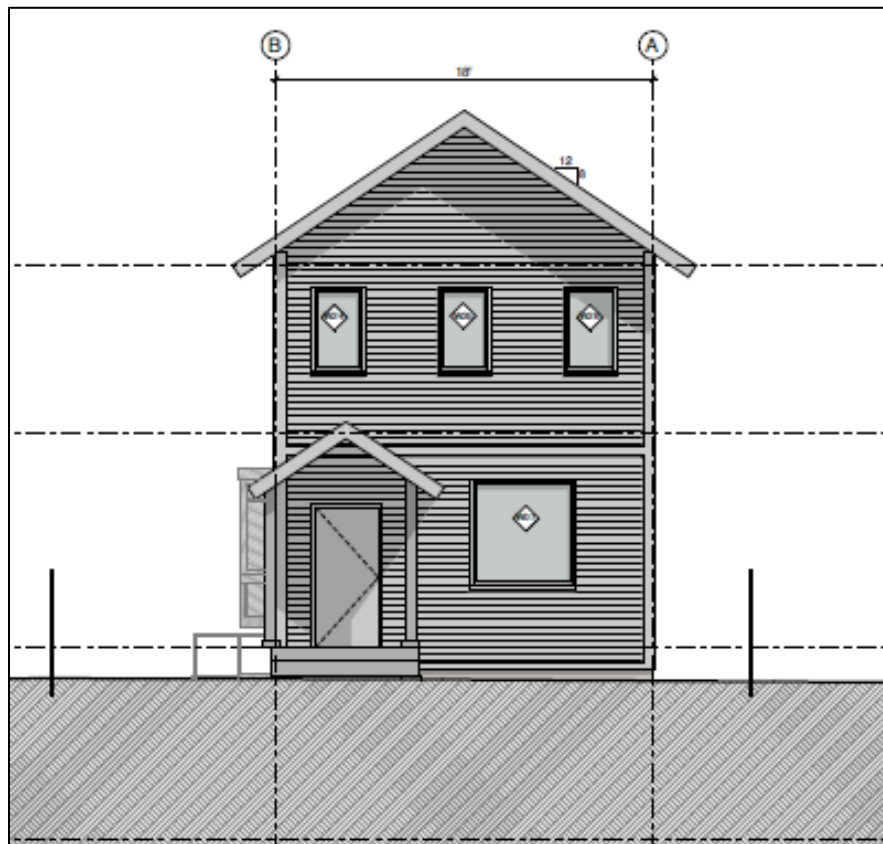
West Elevation of New Single-Family Dwelling



North Elevation of Proposed New Single-Family Dwelling



South Elevation of Proposed New Single-Family Dwelling



East Elevation of Proposed New Single-Family Dwelling

KEY CONSIDERATIONS:

1. Parking Location

21A.40.200.E.1.g of the Zoning Ordinance requires one parking stall for an ADU. The required parking stall can be located on the property or on the street if space is available adjacent to the subject property (see site plan). The proposed parking for the ADU will be located on Lake Street.

2. Housing Goals

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

3. Central Community Master Plan

The Central Community Master Plan, adopted in 2004, addresses Accessory Dwelling Units within the Residential Land Use section with the following policy statements:

- 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.

Accessory dwelling units support the city's goals and policies by increasing housing options and providing a diverse housing stock through additional small dwelling units that create only minimal impacts to the neighborhood.

PLANNING COMMISSION REVIEW:

The property is located in the R-1/5000 zoning district, which is a single family zoning district. Conditional Use approval is required for any ADU located within a single family zoning district. For complete analysis and findings in relation to the Conditional Use standards, please refer to Attachment F.

NEXT STEPS:

Approval of Conditional Use

If the request is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits. A certificate of occupancy for the building will only be issued, once all the conditions of approval are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance.

Denial of Conditional Use

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

If the request is denied, the applicant would not be able to construct an ADU.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PLAN SET

ASKREN-CONGER RESIDENCE

927 S LAKE ST.
SALT LAKE CITY, UT 84105



BRACH DESIGN
ARCHITECTURE
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ASKREN-CONGER RESIDENCE
927 S LAKE ST.
SALT LAKE CITY, UT 84105

PROJECT TEAM		PROJECT RENDERING	GENERAL PROJECT INFO		<div>BRACH DESIGN ARCHITECTURE 801-865-7648 dave@brachdesign.com</div> <div>COPYRIGHT © 2020 BRACH DESIGN LLC</div> <div>THESE DOCUMENTS CONTAIN COPYRIGHTED MATERIAL THAT IS THE INTELLECTUAL PROPERTY OF BRACH DESIGN LLC. ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS MATERIAL IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BRACH DESIGN.</div> <div>ASKREN-CONGER RESIDENCE 927 S LAKE ST. SALT LAKE CITY, UT 84105</div>
OWNER:	RUSS ASKREN, LYNN CONGER 927 S LAKE STREET SALT LAKE CITY UT, 84105 801-505-2595 askrenr@gmail.com		PROJECT ADDRESS:	927 S LAKE ST. SALT LAKE CITY, UT 84105	
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com		SCOPE OF WORK:	NEW HOUSE	
STRUCTURAL ENGINEER:	COMPASS ENGINEERING WAYNE STAKER, PE, SE 801-664-2197 compasseng@hotmail.com		ZONING DISTRICT:	R-1-5000	
			GOVERNING BUILDING CODES:	2015 IRC	
			CONSTRUCTION:	TYPE VB	
			OCCUPANCY:	GROUP R-3	
			ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com	
STRUCTURAL ENGINEER:	COMPASS ENGINEERING WAYNE STAKER, SE, PE 801-664-2197 compasseng@hotmail.com				
			PROJECT AREAS:	SQ. FT.	
			LOT AREA	5,173	
		HOUSE FOOTPRINT	1,170		
		SURFACE COVERAGE	34%		
		GARAGE	586		
		NEW SECOND FLOOR	1,170		
		NEW FIRST FLOOR NOT INCL. PORCH	1,044		
		NEW BASEMENT ADU	1,021		
		NEW BASEMENT	1,170		
		GROSS SQ. FT OF PRIMARY FAMILY DWELLING	2,325		
		ADU % OF DWELLING	44%		
VICINITY PLAN			SHEET INDEX		<div>REVISIONS:</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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dave@brachdesign.com

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ASKREN-CONGER RESIDENCE
927 S LAKE ST.
SALT LAKE CITY, UT 84105

REVISIONS:

PROJECT NO:

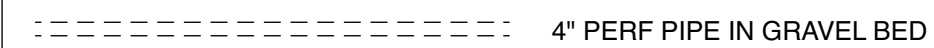
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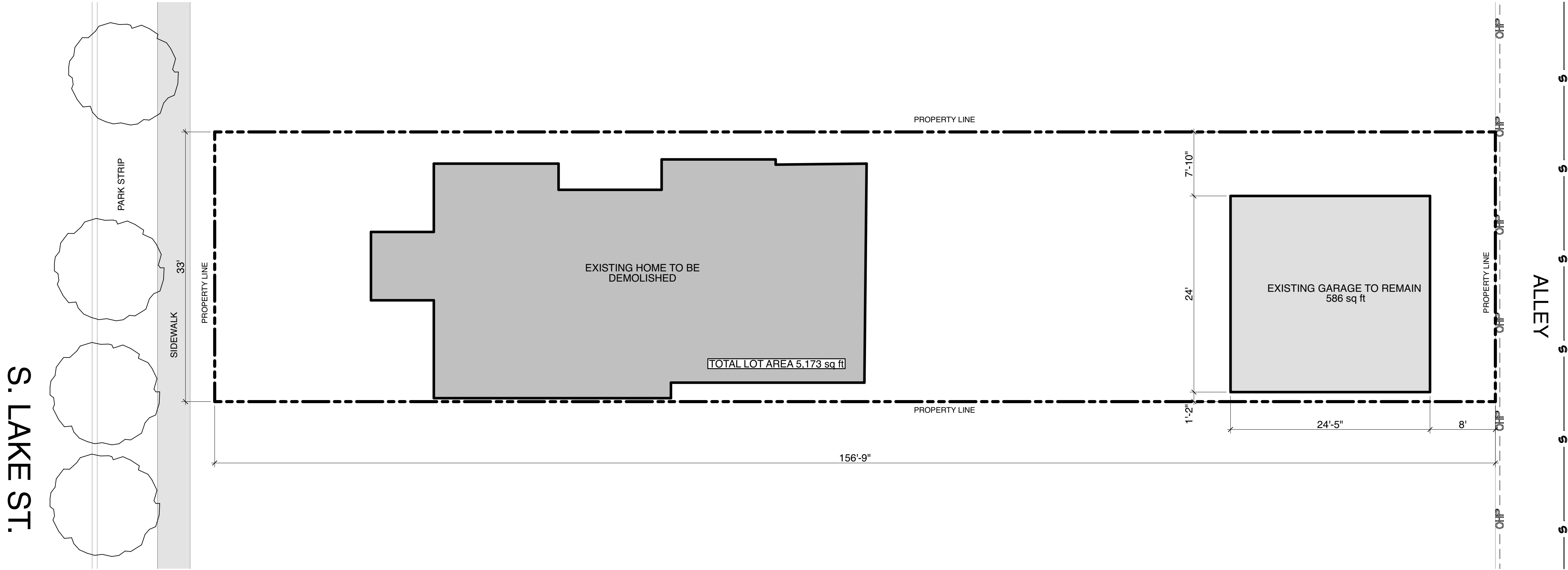
SCALE: AS NOTED IN DRAWING

BLOCK PLAN
A0.4

SHEET # 2 OF 1 27

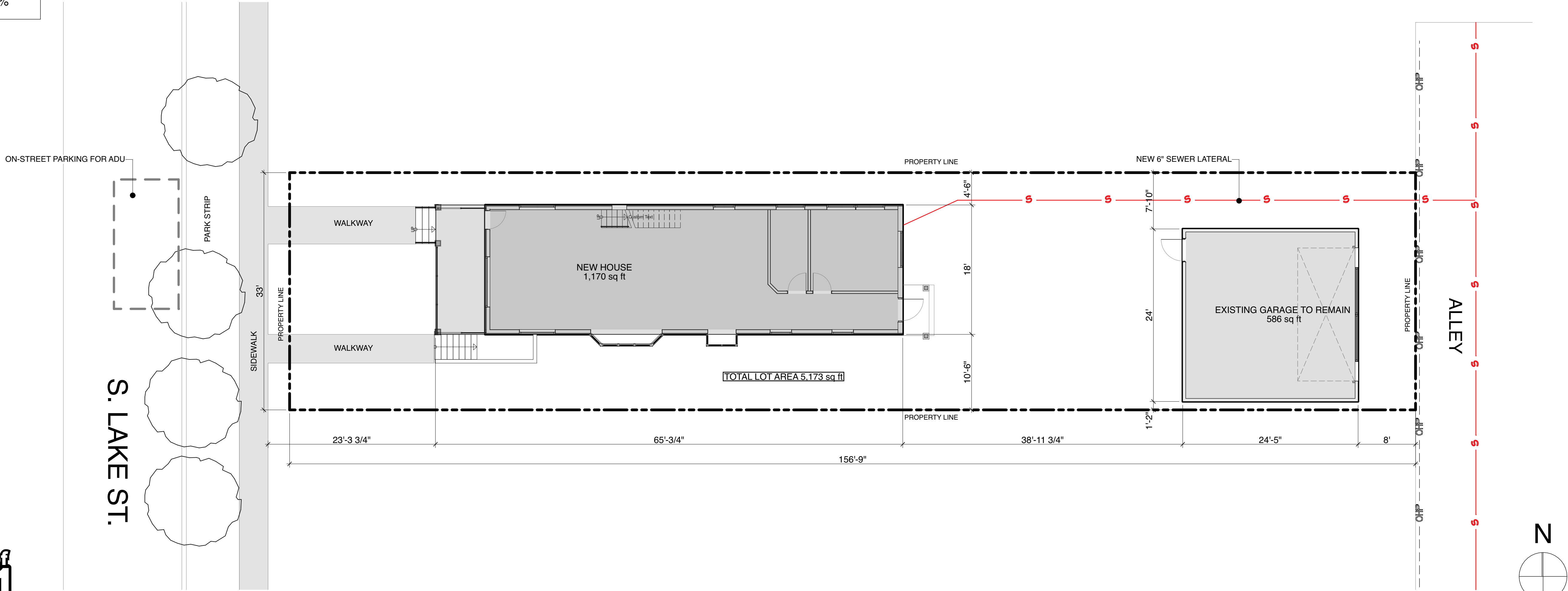
LINETYPE LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	CONTOUR EXISTING
	CONTOUR NEW
	GAS
	WATER
	SEWER
	POWER
	OVERHEAD POWER
	ROOF LINE
	JOIST CENTERLINE
	BEAM/HEADER CENTERLINE
	HIDDEN LINE
	4" PERF PIPE IN GRAVEL BED
	STRAW WATTLE
	TREE PROTECTION FENCE

LOT AREA	5,173
HOUSE FOOTPRINT	1,170
SURFACE COVERAGE	34%
GARAGE	586
NEW SECOND FLOOR	1,170
NEW FIRST FLOOR NOT INCL. PORCH	1,044
NEW BASEMENT ADU	1,021
NEW BASEMENT	1,170
GROSS SQ. FT OF PRIMARY FAMILY DWELLING	2,325
ADU % OF DWELLING	44%



5 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



4 NEW SITE PLAN

SCALE: 1/8" = 1'-0"



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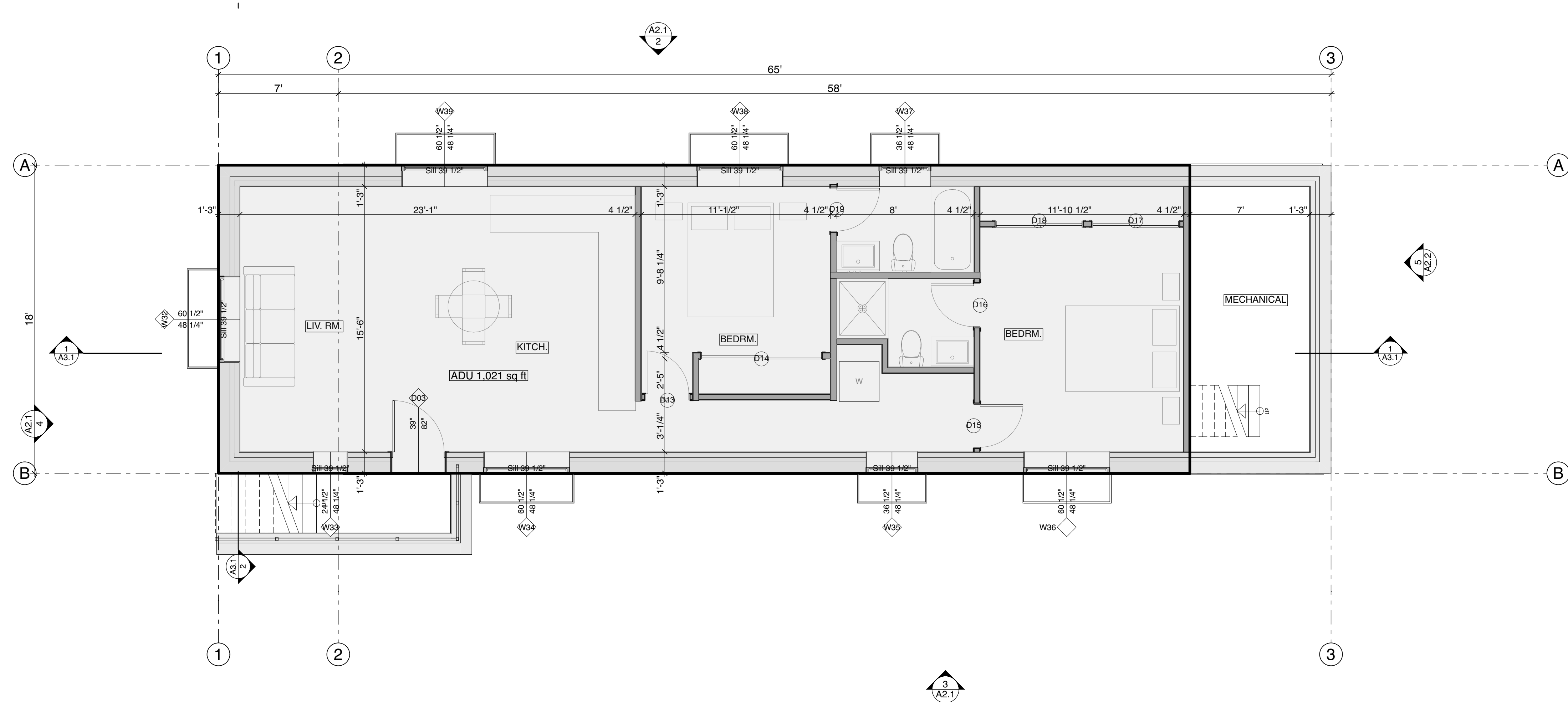
DATE: 3/27/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

SITE PLANS
A0.3

SHEET 2 OF 2



1 BASEMENT ADU FLOOR PLAN
SCALE: 1/4" = 1'-0"

LOT AREA	5,173
HOUSE FOOTPRINT	1,170
SURFACE COVERAGE	34%
GARAGE	586
NEW SECOND FLOOR	1,170
NEW FIRST FLOOR NOT INCL. PORCH	1,044
NEW BASEMENT ADU	1,021
NEW BASEMENT	1,170
GROSS SQ. FT OF PRIMARY FAMILY DWELLING	2,325
ADU % OF DWELLING	44%

BD

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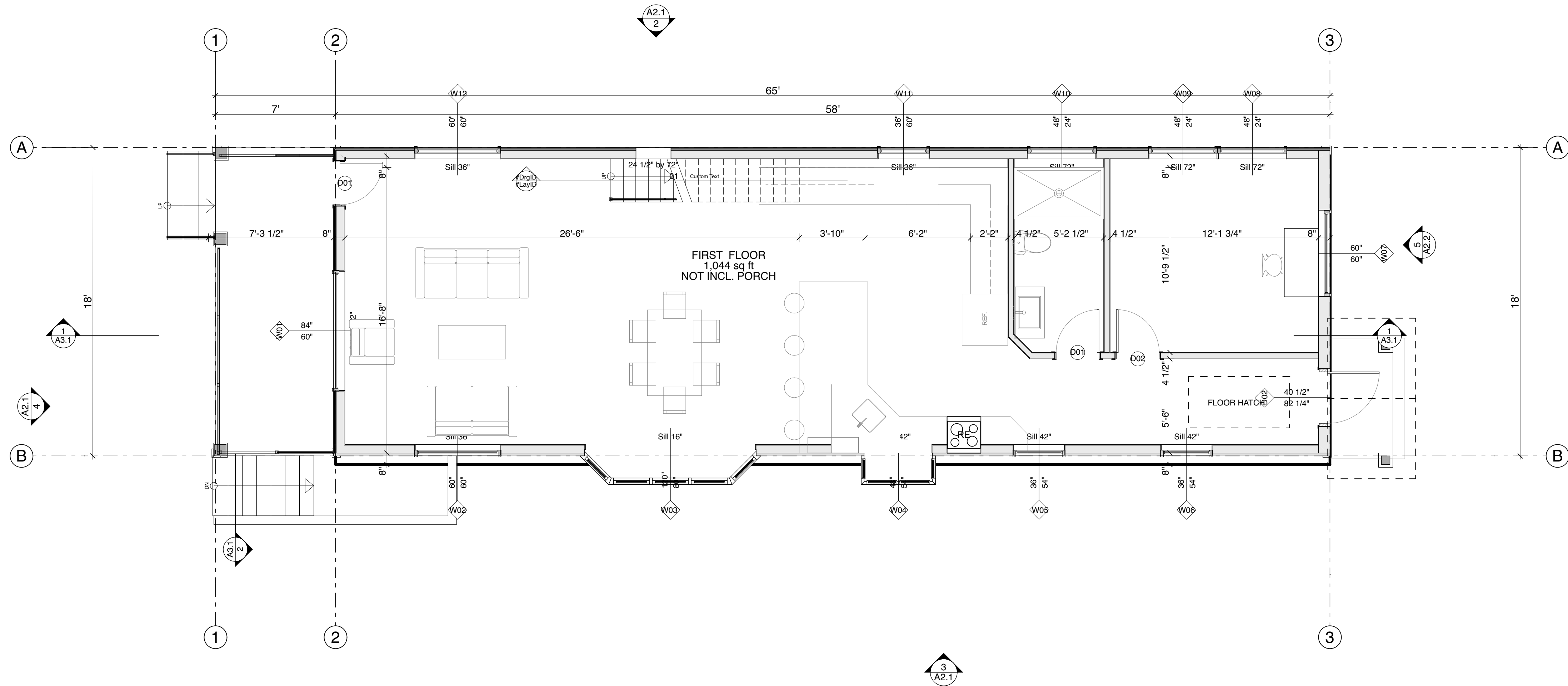
BASEMENT ADU
FLOOR PLAN

A1.1

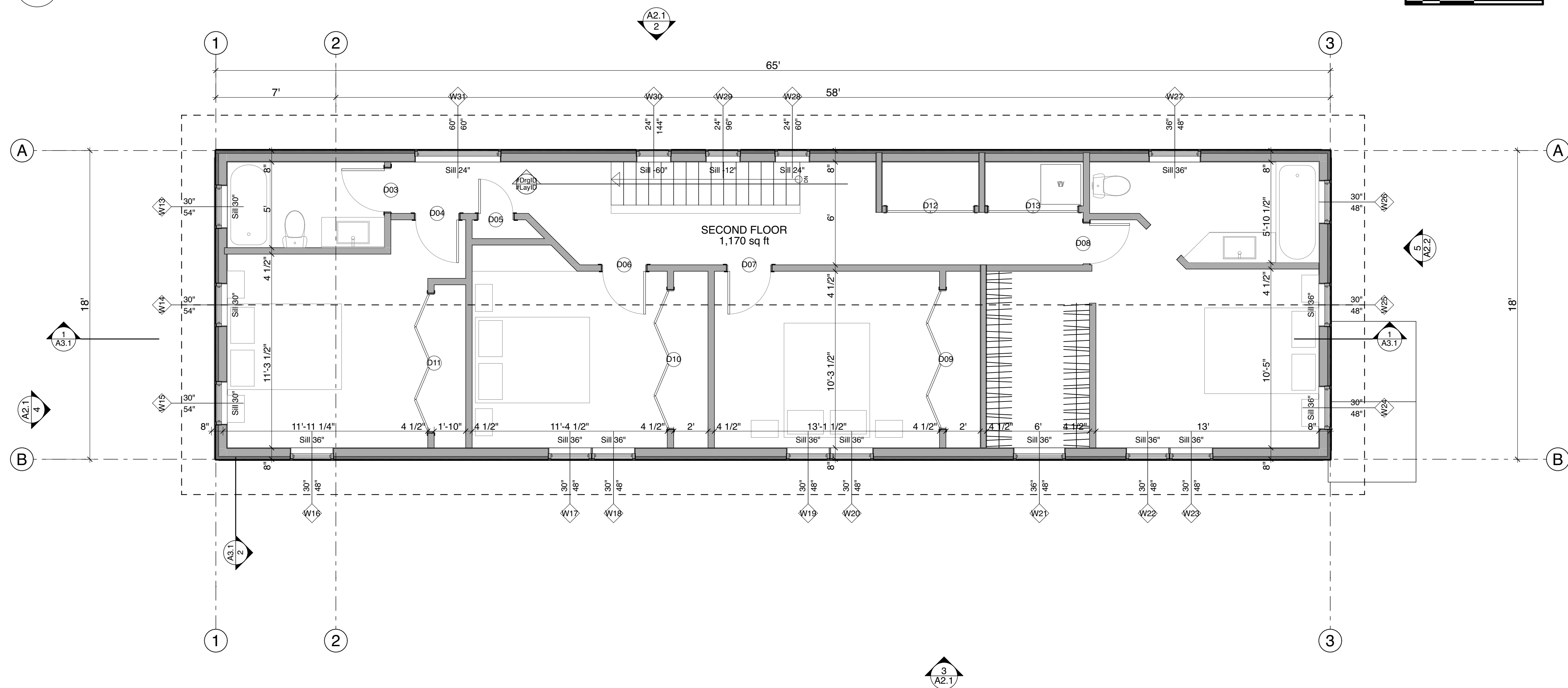
SHEET 5 OF 27

PLNPCM2021-00192

12



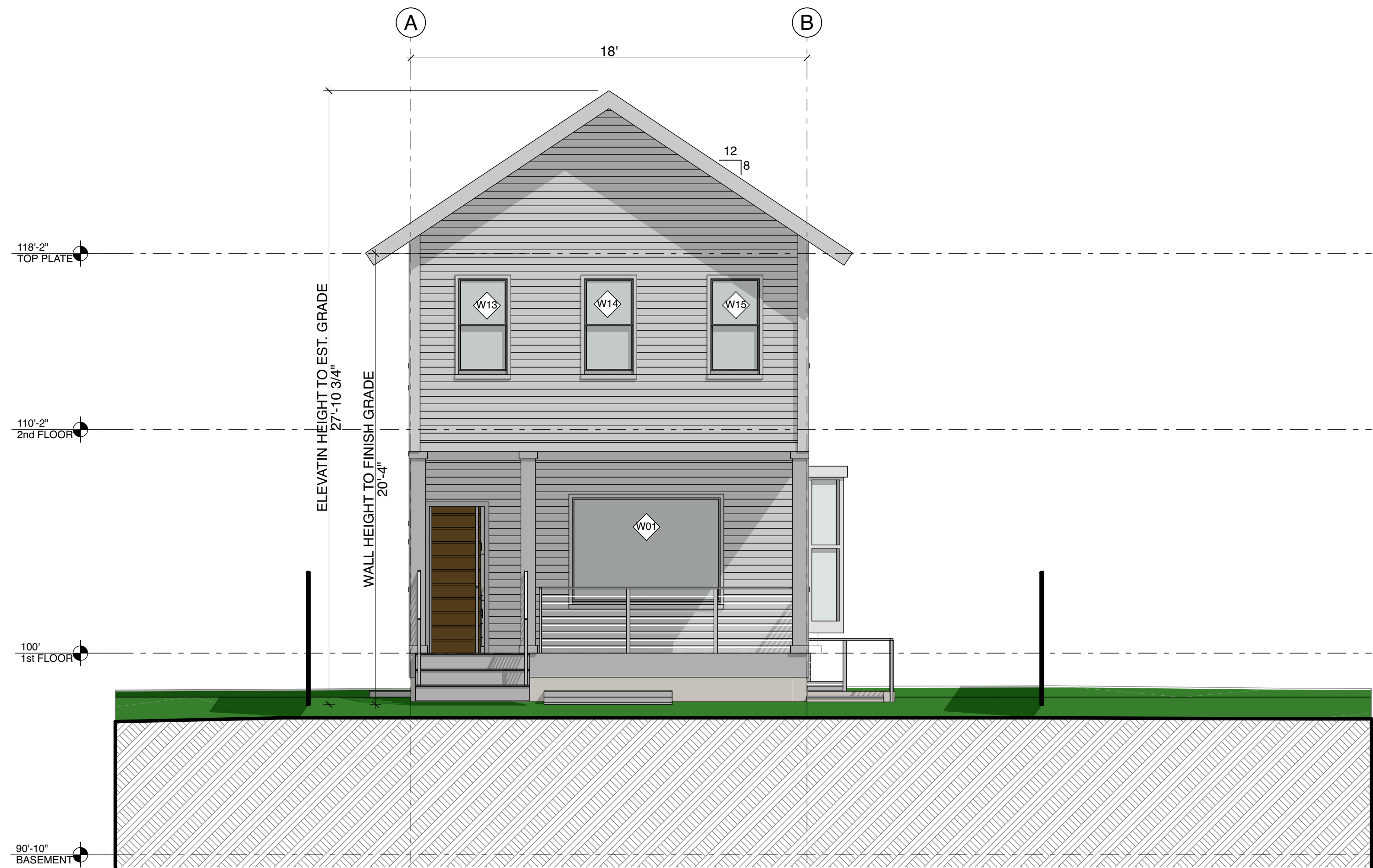
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



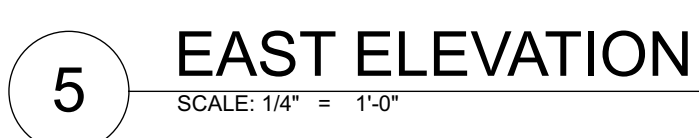
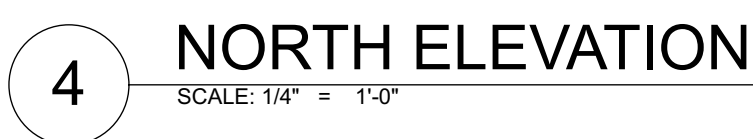
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



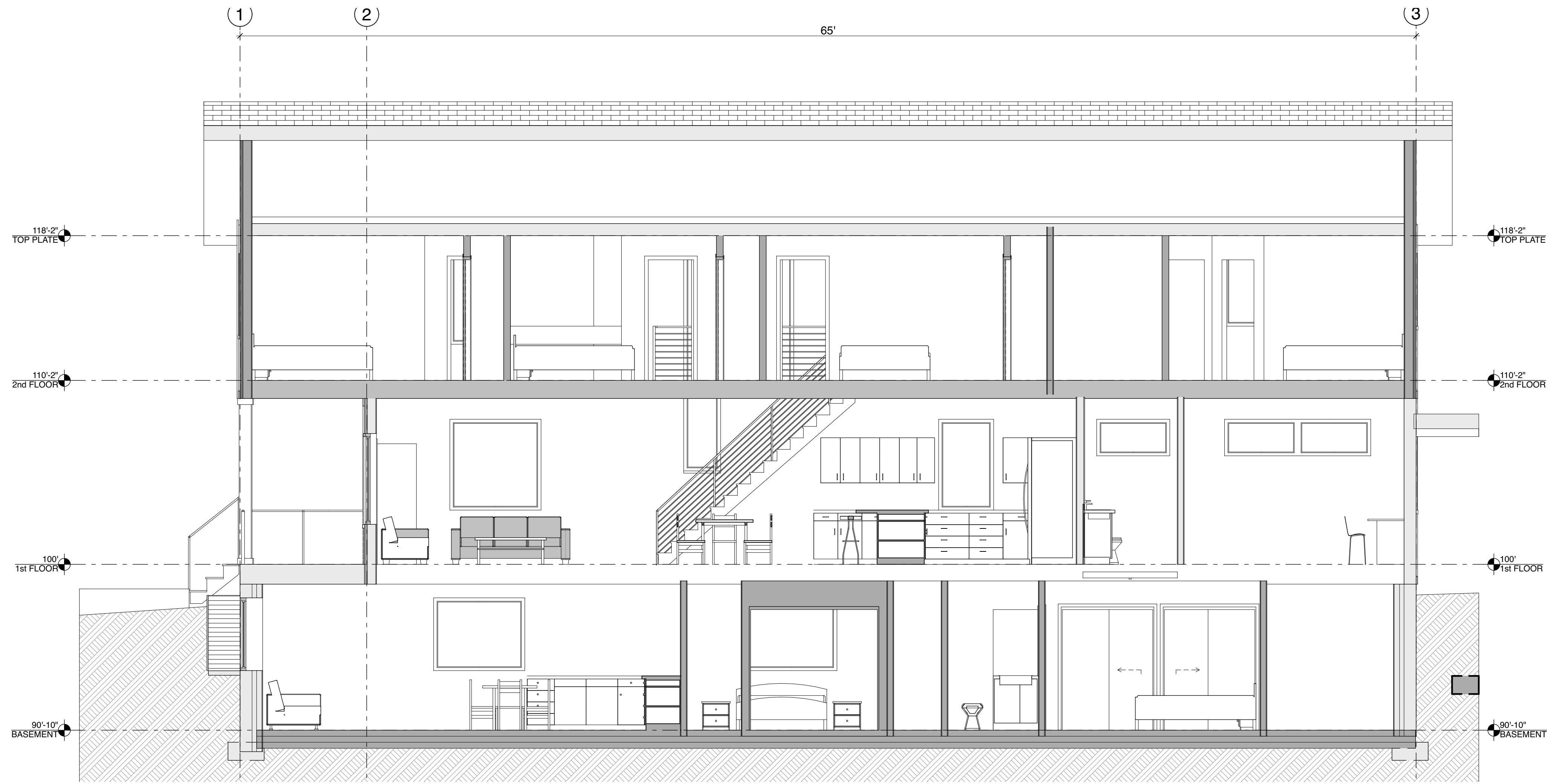
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



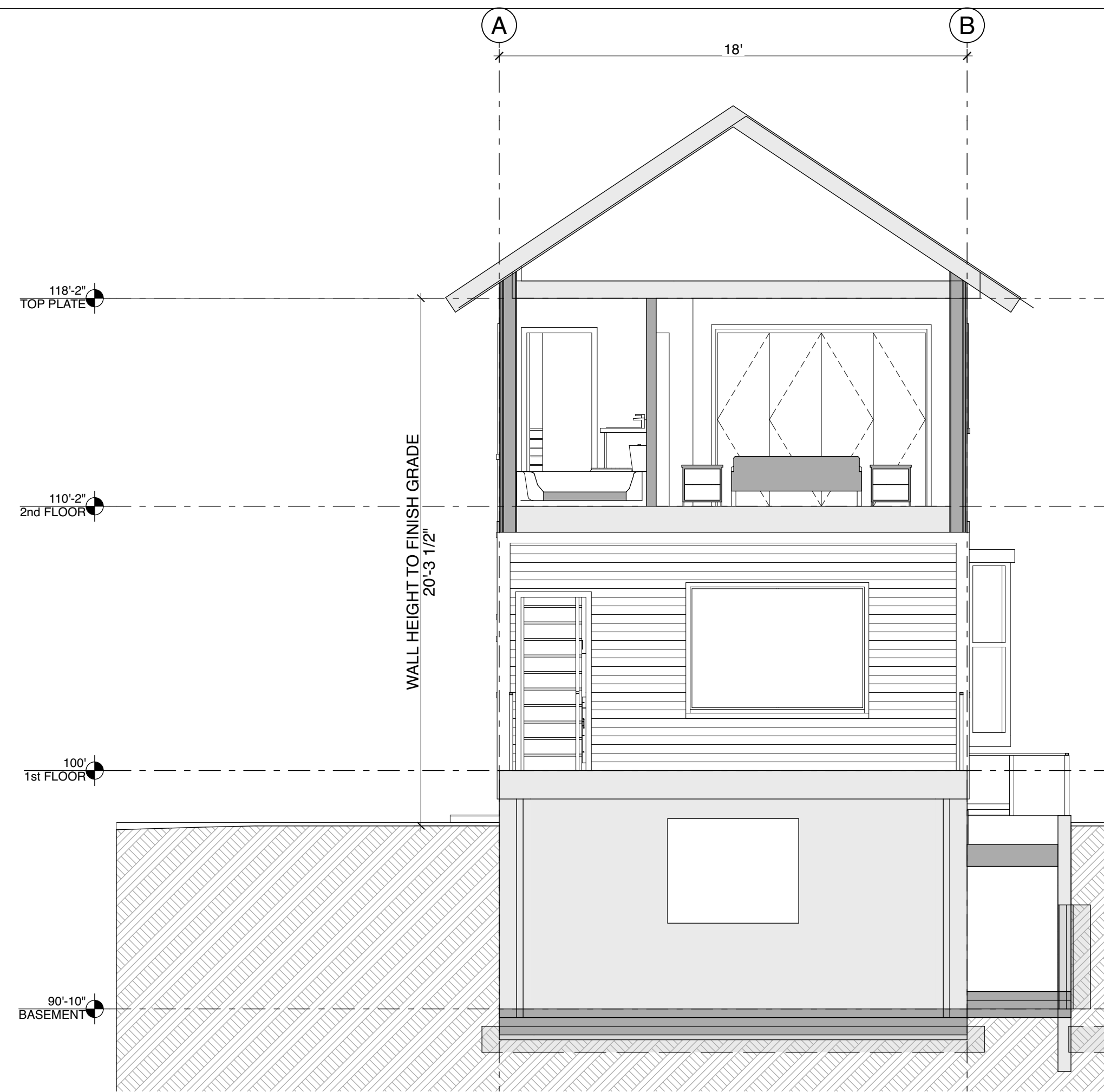
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



NEW ELEVATIONS A2.2



1 EW BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 NS BUILDING SECTION
SCALE: 1/4" = 1'-0"



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REVISIONS:

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DATE: 3/27/21

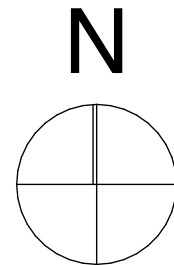
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SCALE: AS NOTED IN DRAWING

**BUILDING
SECTION
A3.1**

SHEET 2 OF 27

LOT AREA	5,173
HOUSE FOOTPRINT	1,170
SURFACE COVERAGE	34%
GARAGE	586
NEW SECOND FLOOR	1,170
NEW FIRST FLOOR NOT INCL. PORCH	1,044
NEW BASEMENT ADU	1,021
NEW BASEMENT	1,170
GROSS SQ. FT OF PRIMARY FAMILY DWELLING	2,325
ADU % OF DWELLING	44%



ATTACHMENT C: ADDITIONAL APPLICATION INFORMATION



**357 SOUTH 200 EAST #211
SALT LAKE CITY, UT 84111
WWW.BRACHDESIGN.COM
801-865-7648**

March 3, 2021

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

To Whom It May Concern,

The owner of 927 South Lake Street (Russ Askren) plans to build a new single family dwelling with an accessory dwelling unit in the basement, which requires a Conditional Use application. The parcel is in a R-1-5000 zone. It meets the following standards for an ADU in the following ways:

- It is located entirely within the single family dwelling
- legally located on-street parking is available in front of the dwelling
- the ADU is less than 50% of the square footage of the primary dwelling
- the entrance to the ADU faces the interior 10' side yard and is 10' from the side property line

Adjacent land uses are all zoned single family residential.

Sincerely,

Dave Brach
801-865-7648
dave@brachdesign.com

ATTACHMENT D: SITE PHOTOS



West Elevation of Subject Property



Abutting Properties to the South



Abutting Properties to the North

ATTACHMENT E: ADU ZONING STANDARDS

21A.40.200 – Accessory Dwelling Units

ADU Standards	Proposed	Complies Y/N
Any addition shall comply with building height, yard requirements, and building coverage requirements of the underlying zoning district or applicable overlay district unless modified by the Historic Landmark Commission for a property located within an H Historic Preservation Overlay District.	The proposed ADU is not part of an addition.	NA
Size Requirements: No ADU shall occupy more than fifty percent (50%) of the gross square footage of the single family dwelling. The square footage of an attached garage shall not be included in the gross square footage unless the accessory dwelling unit is located in a basement that includes habitable space below the garage.	The gross square footage of the new single-family dwelling is approximately 2,325 square feet. The proposed internal ADU is approximately 1,021 square feet, which is approximately 44% of the total square footage.	Complies
<p>Entrance Locations: Entrances to an adu that are located within a single-family dwelling shall only be permitted in the following locations:</p> <ul style="list-style-type: none"> (1) An existing entrance to the single-family dwelling; (2) When located on a building façade that faces a corner side yard, the entrance shall be set back a minimum of twenty feet (20') from the front building façade; (3) Exterior stairs leading to an entrance above the first level of the principal structure 	The entrance to the ADU is located on the southern elevation of the principal structure. The southern side yard is approximately 10'6".	Complies

<p>shall only be located on the rear elevation of the building;</p> <p>(4) Side entrances to an accessory dwelling unit are not considered a principal entry to the building and are exempt from subsection 21A.24.010H, "Side Entry Buildings", of this title;</p> <p>(5) Located on the rear façade of the dwelling;</p> <p>(6) Located in a side yard provided the side yard is at least eight feet (8') in width. Stairs leading to an ADU in the basement are permitted to encroach into the side yard.</p>		
<p>Parking:</p> <p>An accessory dwelling unit shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking may be waived if:</p> <p>(1) Legally located on street parking is available along the street frontage of the subject property;</p>	<p>There is sufficient space along Lake Street for a legally located on-street parking stall.</p>	<p>Complies</p>

ATTACHMENT E: CONDITIONAL USE STANDARDS

21A.54.080: Standards for Conditional Uses

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

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

Analysis: The proposed ADU use is located in the R-1/5000 zoning district which allows for an ADU to be approved through the conditional use process, subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in Attachment D, the ADU complies with the requirements of 21A.40.200.

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

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

Analysis: The proposed use is anticipated in the R-1/5000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements of an internal ADU.

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

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

Analysis: The subject property is located within the Central Community Master Plan. The Central Community Master Plan, adopted in 2004, addresses Accessory Dwelling Units within the Residential Land Use section with the following policy statements:

- 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

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

The purpose of the R-1/5000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The purpose of ADU'S:

1. *Create new housing units while respecting the appearance and scale of single-family residential development;*
2. *Provide more housing choices in residential districts;*
3. *Allow more efficient use of housing stock, public infrastructure, and the embodied energy contained within existing structures;*

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

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

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

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

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

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, entrance, parking, etc. as outlined in Attachment D.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	Complies	The uses are located in an area zoned low density single-family zoning. As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, ADU statement within the Master Plan and supports goals outlined in Growing SLC: A Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.
3. The use is well suited to the character of the site, and	Complies	The proposed ADU is internal to the new single-family dwelling.

adjacent uses as shown by an analysis of the intensity, size and scale of the use compared to existing uses in the surrounding area;		The activity associated with the ADU should be minimal, due to the location of the ADU. The surrounding area includes single-family dwellings. The proposed ADU does not conflict with this standard.
4. The mass, scale, style, design and architectural detailing of the surrounding structures as they related to the proposed have been considered;	Complies	As discussed above, the scale of the proposal is compatible with the surrounding structures and existing uses. The location of the ADU will minimize the impacts to adjacent properties.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	Complies	The provided parking stall is located on the street adjacent to the subject property. No additional curb cuts or driveways are associated with the proposed ADU. Additionally, the vehicular traffic associated with the ADU is not anticipated to impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	The proposed parking for the ADU will be located in front of the subject property on Lake Street which is permitted per code. The ADU is not anticipated to impact adjacent property with motorized and non-motorized traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The site is designed to enable pedestrian and bicycle access. The walkways and driveways will provide for a variety of access.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	Transportation did not provide any concerns about impact to the service level to the street.
9. The location and design of off street parking complies with applicable standards of this code;	Complies	As discussed throughout this analysis, the parking space is provided on Lake Street. The location of the parking complies with the standards for ADUs.
10. Utility capacity is sufficient to support the sue at normal service levels;	Complies	Public Utilities provided comments on the project. A utility plan will need to be submitted for review and compliance, during the building permitting process.
11. The use is appropriately screened, buffered, or	Complies	The proposed single-family structures complies with the

separated from adjoining dissimilar uses to mitigate potential use conflicts;		required front, side and rear yards. The access to the internal ADU is located to the side, which is not anticipated to impact abutting 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 use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	The ADU is internal to the existing structure and is compatible with surrounding uses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	Signs are not associated with this proposal. Any lighting within the single-family structure is not expected to have negative impacts on surrounding uses.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	The property is located in a National Historic District, which is not regulated by Salt Lake City.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

Notice was sent to the East Central, Down Town, Liberty Wells and East Liberty Park Community Council on April 6, 2021.

Notice of the application was mailed to surrounding tenants and property owners on April 7, 2021.

Site posted for public hearing on May 28, 2021.

No public comments have been provided at this time.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

Michael Barry - TRANSPORTATION: No issues.

Douglas Bateman - FIRE DEPARTMENT: No additional fire comments at this time.

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

Scott Weiler -ENGINEERING: No objections.

Will Warlick-BUILDING: No comments.

Kaitilynn Harris – ZONING:

Attached ADU. ADU entrance is through an exterior staircase in the 10' side yard. ADU entrance and size appear to comply with 21A.40.200.E2.