



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 385-386-2764
Date: September 3, 2021
Re: PLNPCM202021-00653 – Baggett Accessory Dwelling Unit – 2274 S Green St

CONDITIONAL USE

PROPERTY ADDRESS: 2274 South Green Street
PARCEL ID: 16-19-279-025-0000
MASTER PLAN: Sugar House – Low Density Residential
ZONING DISTRICT: R-1/7,000 Single-Family Residential
COUNCIL DISTRICT: District 7, Amy Fowler

REQUEST:

Michael Lawlor of Branch Design, representing the property owner, has requested conditional use approval for a 17-foot tall, 650-square-foot accessory dwelling unit (ADU) that will be situated in the rear, southwest corner of the property located at 2274 South Green Street.

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. The applicant shall install a six-foot-tall fence made of solid material along the south property line from the adjacent alley to the existing fence, screening the proposed ADU from the adjacent property.
2. The owner-occupant shall not 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. [Vicinity Map](#)
- B. [Plans](#)
- C. [Site Visit Photographs](#)
- D. [Analysis of Standards - Accessory Dwelling Units](#)
- E. [Analysis of Standards – Conditional Use](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

PROJECT DESCRIPTION:

This is a petition for Conditional Use approval to construct a 17-foot tall, 650-square-foot detached accessory dwelling unit (ADU) in the rear yard of the single-family dwelling located at approximately 2274 South Green Street. The subject parcel is located on Green Street between Simpson and Driggs Avenues. The applicant has also proposed a 675-square foot garage that does not require Planning Commission Approval as part of this project.

Size, Coverage, and Height

The proposed ADU will have a gross floor area of 650 square feet—about 49% of the primary residence—with a single-bedroom layout. The proposed structure will be 17 feet at the peak of its gabled roof.

Building Entrance and Access

The ADU entrance will face the alley behind the subject property. Occupants would be able to park a car in the space between the subject ADU and the adjacent alley.

Windows

The applicant has proposed windows on all facades of the proposed structure. The south façade is seven feet from the side-yard lot line and faces the adjacent property. Per [21A.40.200.E.3.g.\(2\)](#), the windows on this façade will require obscured glazing.

Applicable Review Processes and Standards

Review Process: Conditional Use

The property is zoned R-1/7,000 Single-Family Residential. Conditional Use approval by the Planning Commission is required for any detached accessory dwelling unit that is located in a single-family zoning district. For a complete analysis and findings for compliance with zoning standards for Accessory Dwelling Units and Conditional Use standards, please refer to [Attachment D](#) and [Attachment E](#).

KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, neighbor & community input, and department reviews:

1. Parking Location
2. Housing Goals
3. Master Plan Considerations
4. Screening from Adjacent Property

Consideration 1: Parking Location

Because the proposed ADU is located within a quarter mile of a transit stop, parking is not required. However, the applicant has proposed a 20' x 9' paved parking space between the subject ADU and the adjacent alley.

Consideration 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 by 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](#).

Consideration 3: Master Plan Considerations

The proposed ADU is consistent with the following Residential Land Use Goals/Policies ([Attachment E](#)) included in the Sugar House Master Plan:

- Strengthen and support existing neighborhoods by:
 - Considering appropriate adjacent land uses;
- Design new developments with the following in mind:
 - Creating more affordable housing;
- Provide a diversity of housing types, sizes, and prices in the community as a whole.

The Sugar House Master Plan designates the subject property as Low Density Residential, which is compatible with the property's existing zoning.

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 only minimally impact the neighborhood.

Consideration 4: Screening from Adjacent Property

Through the analysis of detrimental impacts (found in [Attachment E](#)), Planning Staff found that the proposed ADU's proximity to the adjacent property could be a potentially negative impact. The proposed ADU is roughly seven feet from the adjacent property to the south. Currently, there is only a partially constructed chain-link fence between the subject property and a garage on the adjacent property. For the benefit of both future residents and the adjacent property owners, Staff recommends the applicant install a six-foot fence made of solid material to screen the ADU from the adjacent property. In addition to the fence, the zoning standards for ADUs require obscure glazing of windows closer than 10 feet to an adjacent property. Planning Staff is confident that a fence and the obscure glazing will provide sufficient screening to mitigate any negative impacts on future tenants of the ADU and the occupants of the adjacent property.

DISCUSSION:

The Accessory Dwelling Unit, as proposed, meets the standards necessary for approval by the Planning Commission. Specifically, the project meets all relevant zoning standards, all potential detrimental impacts can be mitigated through the recommended conditions and adopted City policies support the ADU as proposed.

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 and any Department/Division comments/conditions noted in [Attachment G](#).

Denial of Conditional Use

State and City code requires 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-1/7,000 Single-Family Residential District; however, no portion of the building may be used as a dwelling unit.

BAGGETT ADU & GARAGE

2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106



BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

**COPYRIGHT © 2021
BRACH DESIGN LLC**

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.

BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

PROJECT TEAM

OWNER: NICHOLAS BAGGETT
2274 SOUTH GREEN STREET
PHONE: 801-865-7648
EMAIL: n.baggett@gmail.com

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

STRUCTURAL ENGINEER: COMPASS ENGINEERING
WAYNE STAKER, SE, PE
801-864-2197
compasseng@hotmail.com

PROJECT RENDERING- ADU & GARAGE LOOKING SOUTH & WEST

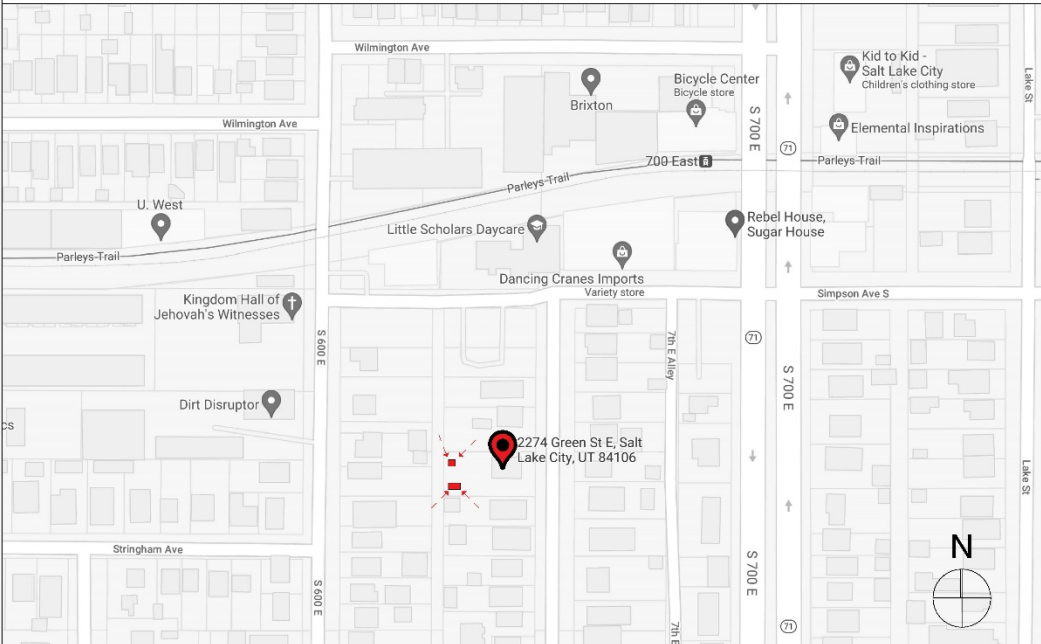


SHEET INDEX

PREFIX	ID	Name
0002	A0.1	COVER SHEET
	A0.2	ABBREVIATIONS & GRAPHICS
	A0.3	EXISTING SITE PLAN
	A0.4	NEW SITE PLAN
	A0.5	PERSPECTIVES 3D VIEWS
	A0.6	INTERIOR 3D VIEWS
	A1.1	FIRST FLOOR PLAN ADU & GARAGE
	A2.1	EXTERIOR ELEVATIONS
	A2.2	EXTERIOR ELEVATIONS

BUILDING THERMAL ENVELOPE	
COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR PENETRABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS & DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER ROOTS	HVAC REGISTER ROOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.
BUILDING ENVELOPE REQUIREMENTS - CLIMATE ZONE 5	
WINDOW U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
WINDOW SHGC	NOT REQUIRED
ROOF R-VALUE	R-49
WOOD FRAME WALL R-VALUE	R-20 OR R13 CAVITY + 5 CONTINUOUS
CRAWLSPACE WALL R-VALUE	R-15 CONTINUOUS OR R-19 CAVITY
FLOOR R-VALUE	R-50
SLAB	R-10, 2" DEEP
MASS WALL	R-13 OR R-17 WHEN MORE THAN HALF THE INSULATION IS ON THE INT. OF THE WALL
BASEMENT WALL	R-15 CONTINUOUS OR R-19 CAVITY
SOURCE: IRC R602.4.1.1.2	
UTAH ENERGY CODE	
PROJECT MUST BE IN COMPLIANCE WITH ALL CRITERIA LISTED IN TABLE R602.4.1.1 - AIR BARRIER AND INSULATION INSTALLATION PROVIDED IN UTAH AMENDMENTS TO CHAPTER 4 OF IECC 2012 IECC.	
AIR LEAKAGE	
PROJECT MUST BE IN COMPLIANCE WITH ALL CRITERIA LISTED IN IRC SECTION N1102.4 (IECC / 202.4.1.1) & TABLE N1102.4.1.1, AS WELL AS ALL UTAH STATE CODE AMENDMENTS TO IRC & IECC.	
THE BUILDING SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR AT 50Pa (ACH50).	

VICINITY PLAN



GENERAL PROJECT INFO

PROJECT ADDRESS: 2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

SCOPE OF WORK: NEW ADU + NEW GARAGE

ZONING DISTRICT: R-1 7000

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
801-864-2197
compasseng@hotmail.com

PROJECT AREAS:

LOT AREA	27 ACRES 11,761 SQ. FT.
TOTAL BUILT SURFACE COVERAGE	22.67% (1516 + 650 + 675 + 25)
EXISTING HOUSE	1319
NEW ADU	650
NEW GARAGE	675
NEW PORCH	25

REVISIONS:

PROJECT NO:




















DATE: 8/30/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

COVER SHEET
A0.1

SHEET 1 OF 27

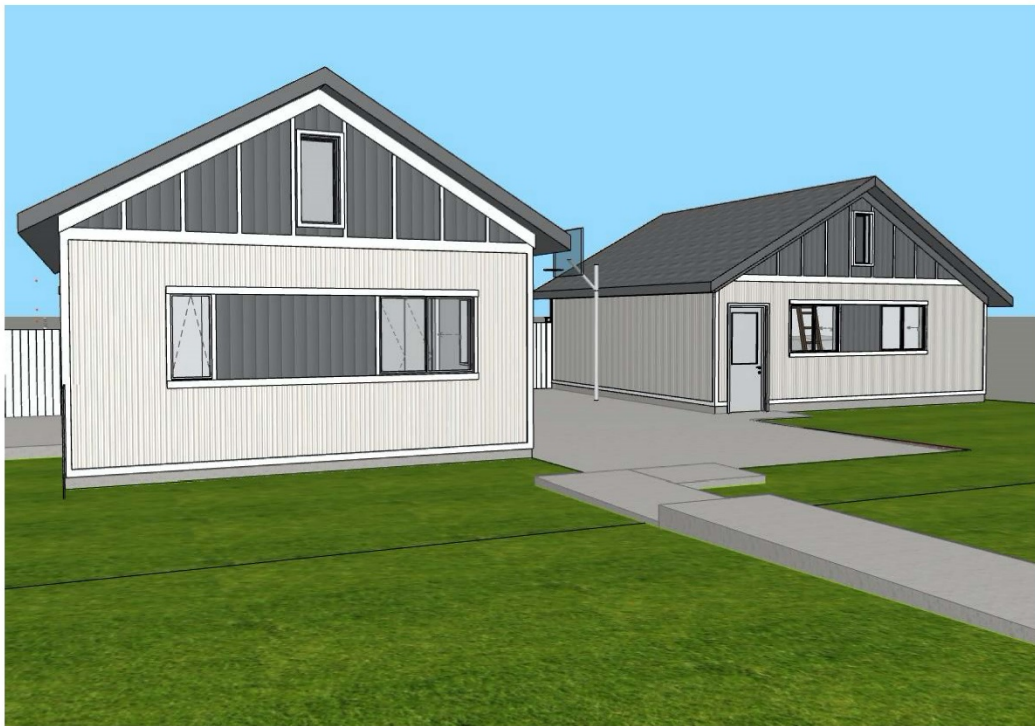
DRAWING SYMBOLS	GRAPHIC SYMBOLS		
<div>ELEVATION</div> <div>  <div> <div>SHEET NUMBER</div> <div>DETAIL NUMBER</div> </div> </div> <div>BUILDING SECTION</div> <div>  <div> <div>DIRECTION OF VIEW</div> <div>SHEET NUMBER</div> </div> </div> <div>WALL/STAIR SECTION</div> <div>  <div> <div>DETAIL NUMBER</div> <div>DIRECTION OF VIEW</div> </div> </div> <div>INTERIOR ELEVATION</div> <div>  <div> <div>DIRECTION OF VIEW</div> </div> </div> <div>DRAWING TITLE</div> <div>  <div> <div>DRAWING NAME</div> <div>DRAWING SCALE</div> <div>DRAWING NUMBER</div> </div> </div>	<div> <div>  <div>CONCRETE</div> </div> <div>  <div>PLYWOOD</div> </div> <div>  <div>STEEL</div> </div> <div>  <div>EARTH</div> </div> <div>  <div>EPS/XPS INSULATION</div> </div> <div>  <div>SPRAY FOAM INSULATION</div> </div> <div>  <div>RIGID INSULATION</div> </div> <div>  <div>STANDING SEAM METAL</div> </div> <div>  <div>STUCCO/EIFS FINISH</div> </div> <div>  <div>GYPSUM BOARD</div> </div> <div>  <div>FIBERGLASS INSULATION</div> </div> <div>  <div>CONTINUOUS STUD/BEAM</div> </div> <div>  <div>BLOCKING</div> </div> </div>		<div>  <div>ARCHITECTURE</div> </div> <div> <div>BRACH DESIGN ARCHITECTURE 801-865-7648 dave@brachdesign.com</div> </div> <div> <div>COPYRIGHT © 2021 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> <div> <div>BAGGETT ADU & GARAGE 2274 SOUTH GREEN STREET SALT LAKE CITY, UT 84106</div> </div> <div> <div>REVISIONS:</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>PROJECT NO:</div> <div>DATE: 8/30/21</div> <div>DRAWN BY:</div> <div>SCALE: AS NOTED IN DRAWING</div> </div> <div> <div>ABBREVIATIONS & GRAPHICS</div> <div>A0.2</div> </div> <div> <div>SHEET 2 OF 27</div> </div>



4 VIEW LOOKING TO WEST
SCALE: 1/4" = 1'-0"



2 GARAGE & ADU LOOKING SOUTHEAST



3 ADU & GARAGE LOOKING NORTHWEST



5 ADU ENTRY LOOKING SOUTHEAST
SCALE: 1/32" = 1'-0"



BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

COPYRIGHT © 2021
BRACH DESIGN LLC

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.

BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

REVISIONS:

PROJECT NO:

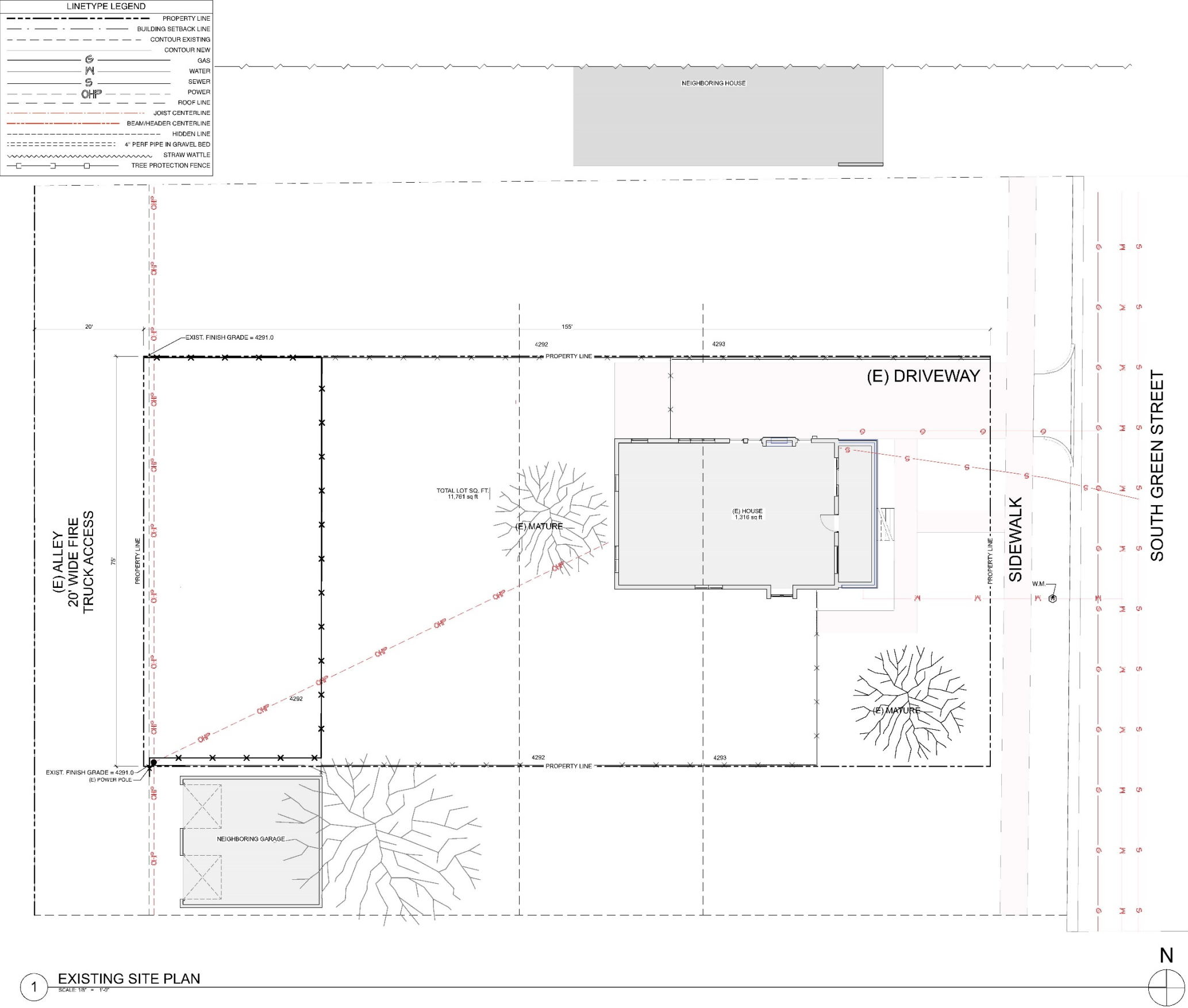
DATE: 8/30/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

PERSPECTIVES
3D VIEWS
A0.5

SHEET 5 OF 27



BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

**COPYRIGHT © 2021
BRACH DESIGN LLC**

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.

BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

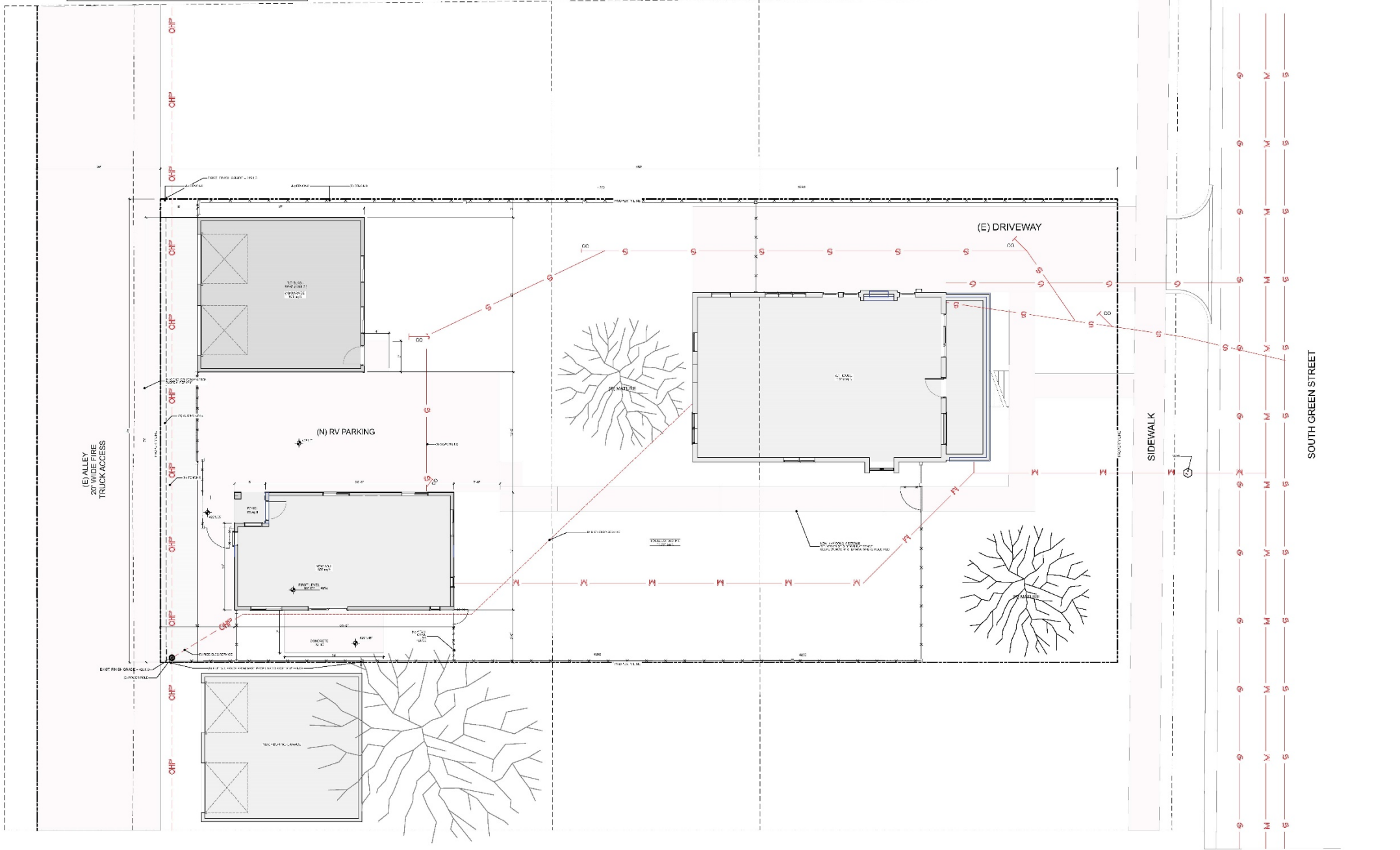
REVISIONS:

PROJECT NO:
DATE: 8/30/21
DRAWN BY:
SCALE: AS NOTED IN DRAWING

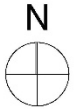
**EXISTING SITE
PLAN
A0.3**

SHEET 3 OF 27

LINETYPE LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	CONTOUR EXISTING
	CONTOUR NEW
	GAS
	WATER
	SEWER
	POWER
	ROOF LINE
	JOIST CENTERLINE
	BEAM/HEADER CENTERLINE
	HIDDEN LINE



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



ARCHITECTURE

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

**COPYRIGHT © 2021
BRACH DESIGN LLC**

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.

BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

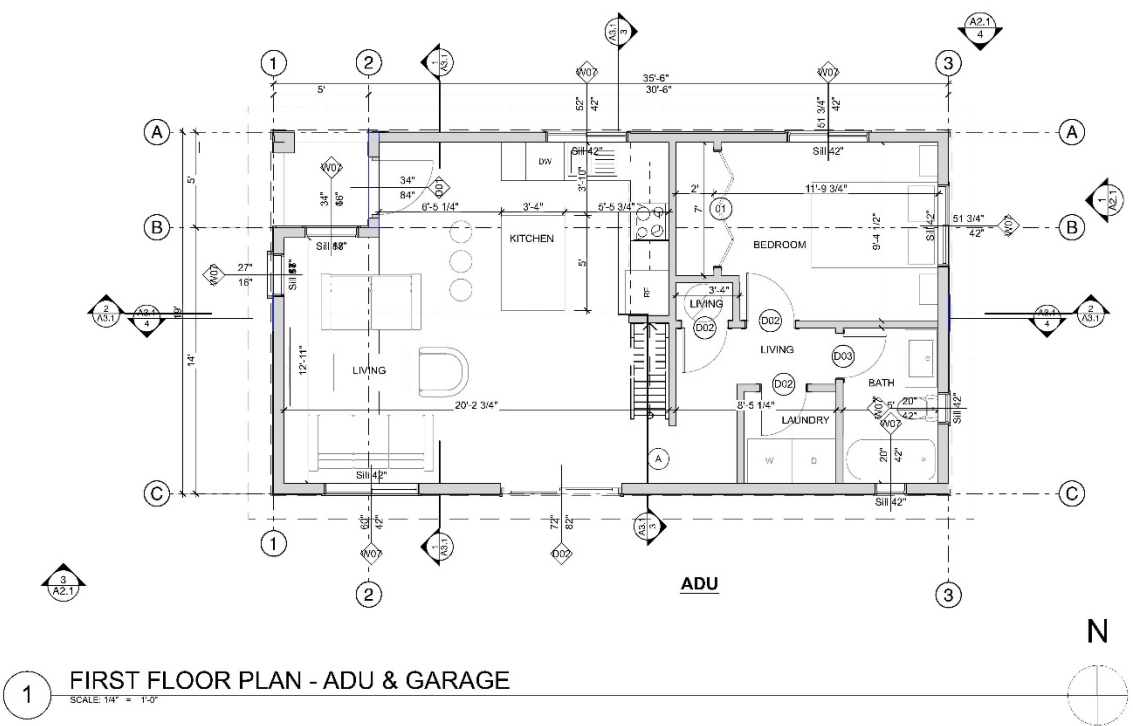
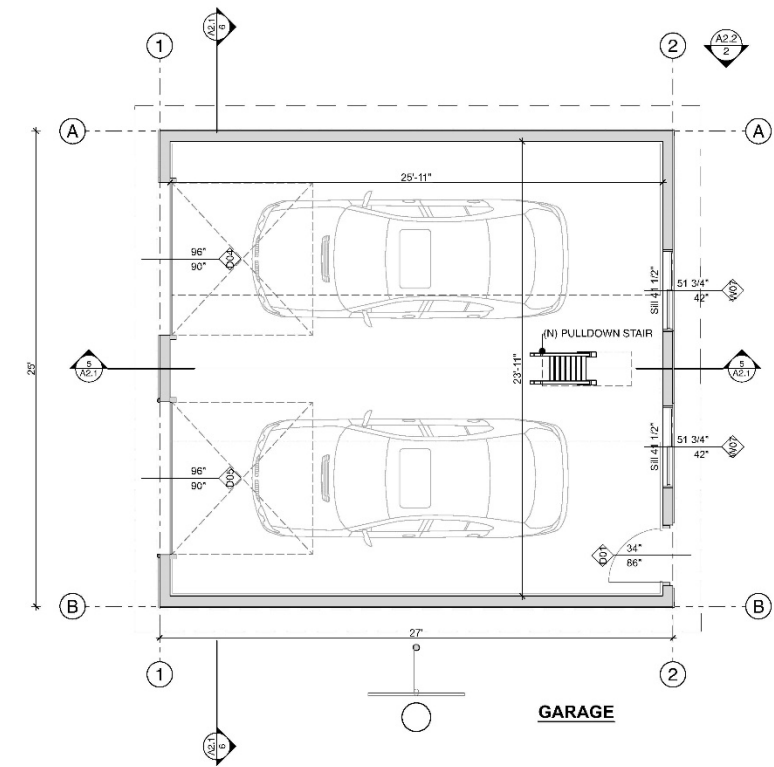
REVISIONS:

PROJECT NO:
DATE: 8/30/21
DRAWN BY:
SCALE: AS NOTED IN DRAWING

**NEW SITE PLAN
A0.4**

SHEET 4 OF 27

LINETYPE LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	CONTOUR EXISTING
	CONTOUR NEW
	GAS
	WATER
	SEWER
	POWER
	ROOF LINE
	JOIST CENTERLINE
	BEAM/HEADER CENTERLINE
	HIDDEN LINE



BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

**COPYRIGHT © 2021
BRACH DESIGN LLC**

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.

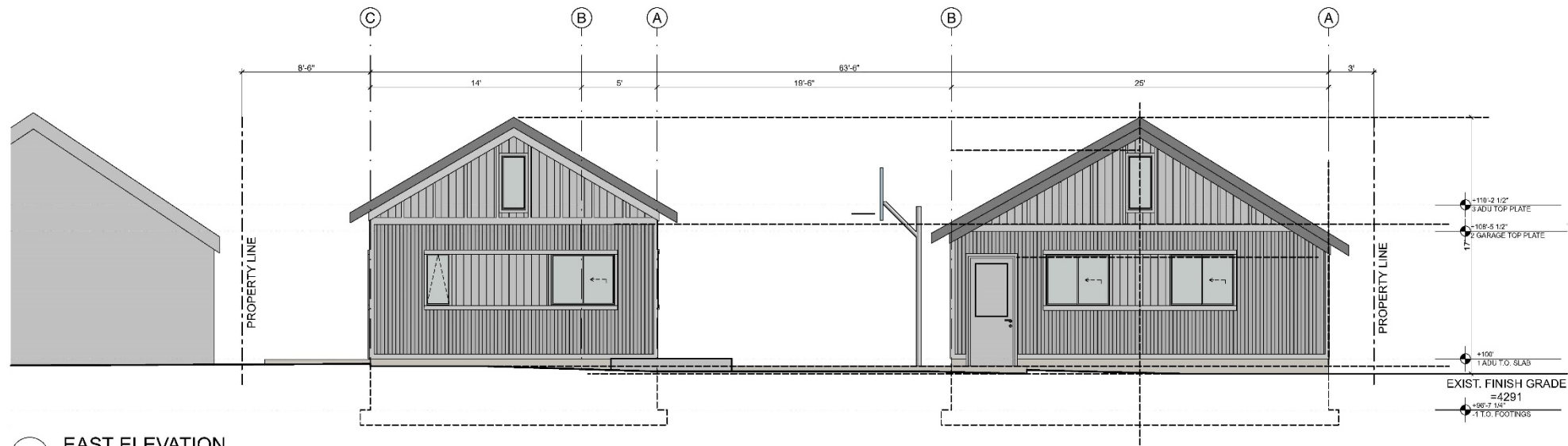
BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

REVISIONS:

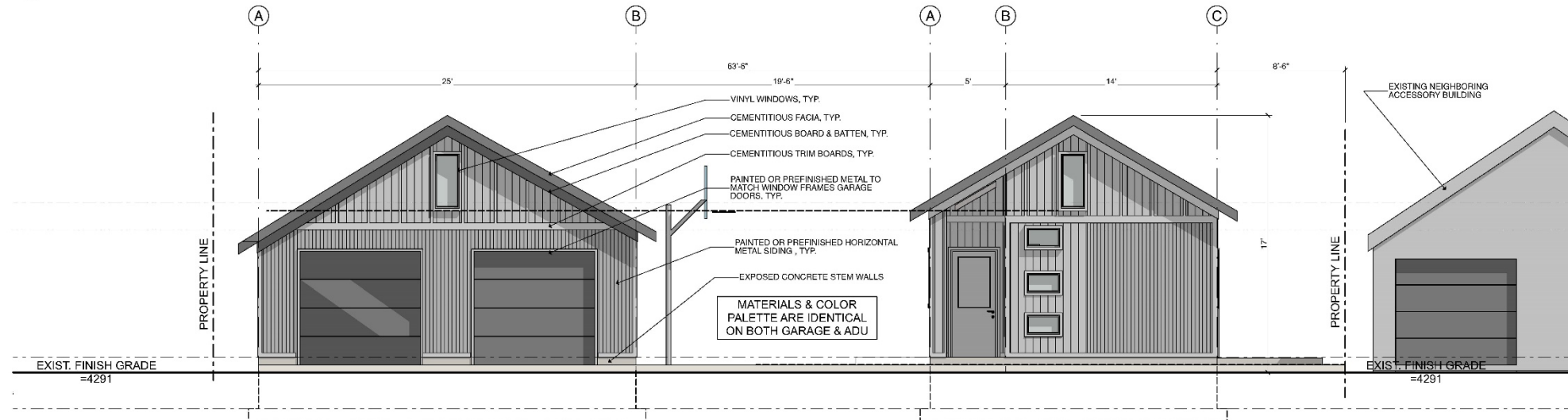
PROJECT NO:
DATE: 8/30/21
DRAWN BY:
SCALE: AS NOTED IN DRAWING

**FIRST FLOOR
PLAN ADU &
GARAGE**
A1.1

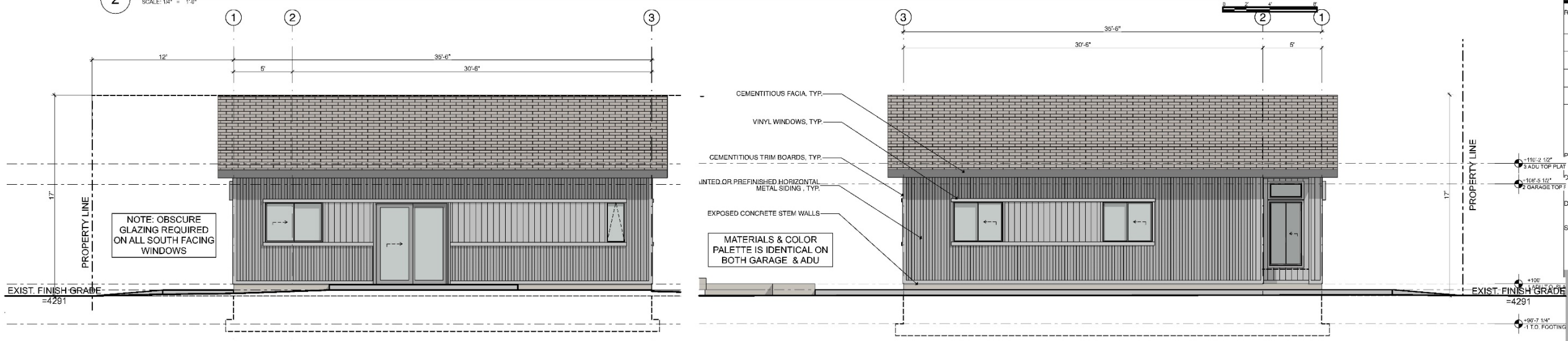
SHEET 7 OF 27



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



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



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

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



BRACH DESIGN
ARCHITECTURE
801-865-7848
dave@brachdesign.com

**COPYRIGHT © 2021
BRACH DESIGN LLC**

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.

BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

REVISIONS:

PROJECT NO:

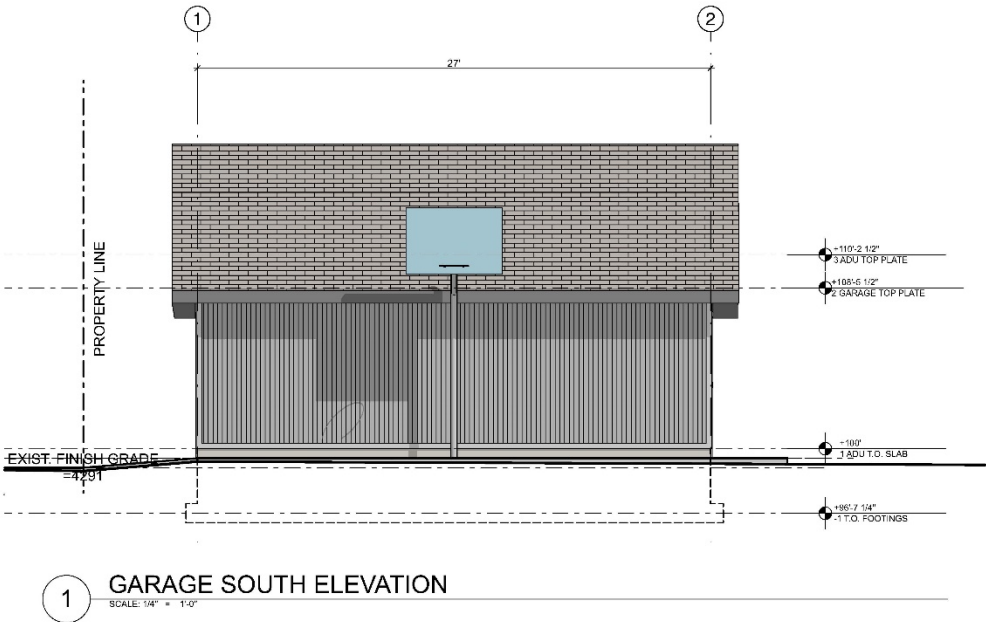
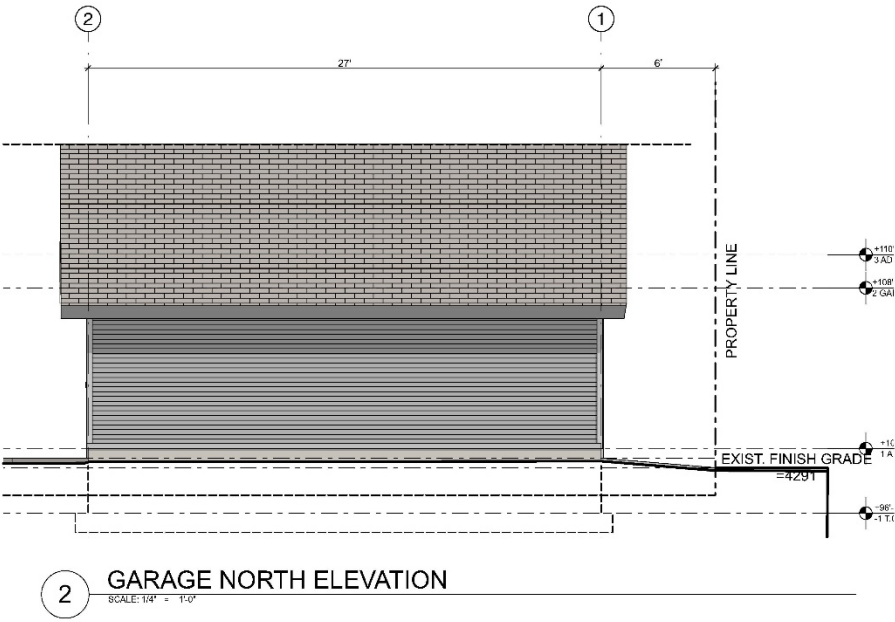
DATE: 8/30/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

**EXTERIOR ELEVATIONS
A2.1**

SHEET 8 OF 27



BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

**COPYRIGHT © 2021
BRACH DESIGN LLC**

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.

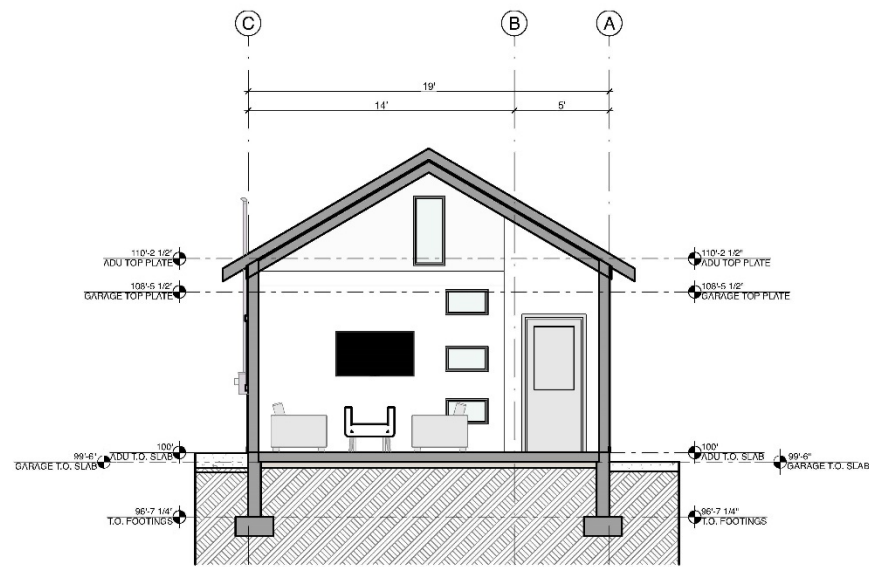
BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

REVISIONS:

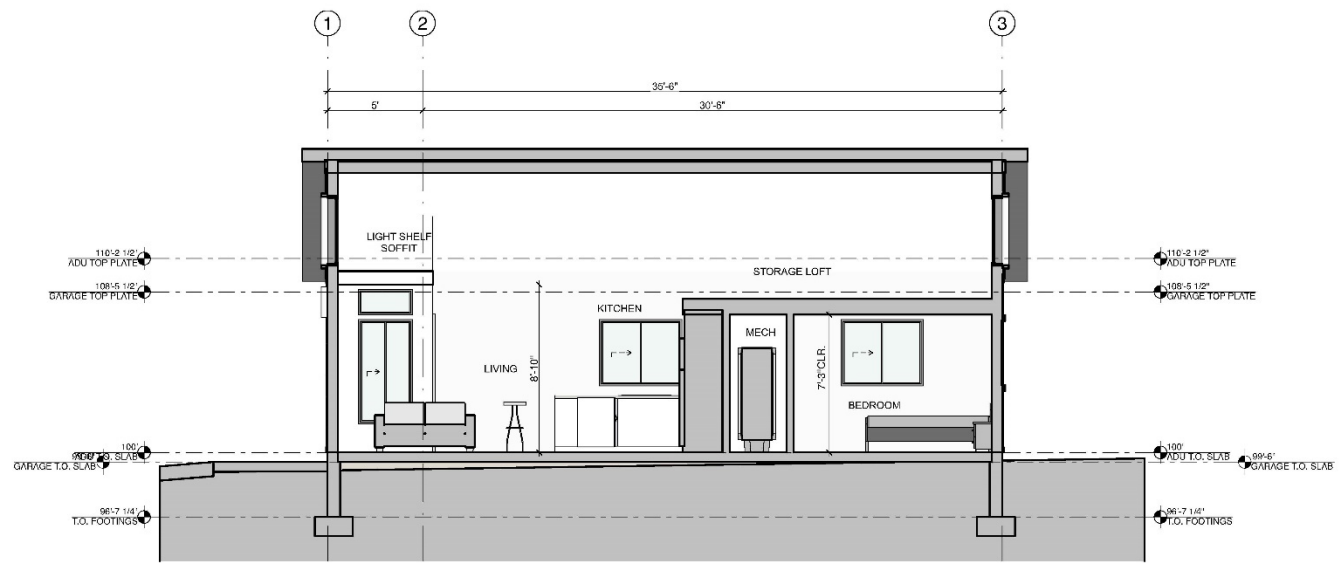
PROJECT NO:
DATE: 8/30/21
DRAWN BY:
SCALE: AS NOTED IN DRAWING

EXTERIOR
ELEVATIONS
A2.2

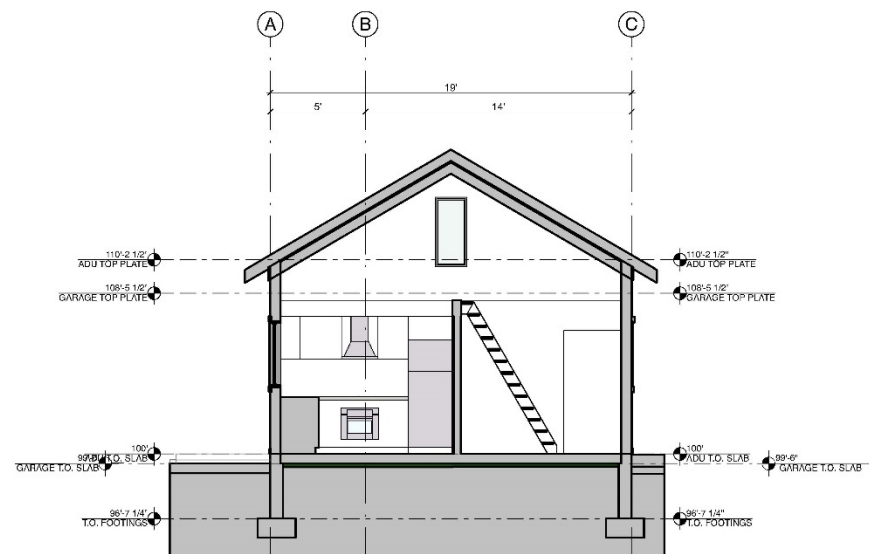
SHEET 9 OF 27



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



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



3 ADU SOUTH BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

COPYRIGHT © 2021
BRACH DESIGN LLC

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.

BAGGETT ADU & GARAGE
2274 SOUTH GREEN STREET
SALT LAKE CITY, UT 84106

REVISIONS:

PROJECT NO:

DATE: 8/30/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

BUILDING
SECTIONS
A3.1

SHEET 10 OF 27

ATTACHMENT C: SITE VISIT PHOTOGRAPHS



Top Left:
Principal building
from Green Street



Top Right:
Rear yard from the
ally



Bottom Left:
Alley facing south
onto Driggs Avenue



Bottom Right:
Alley facing north
toward Simpson
Avenue



Top:
View of north side-
yard property line



Bottom:
View of south side-
yard property line
and existing utility
pole

ATTACHMENT D: ANALYSIS OF ZONING STANDARDS

ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
Size <i>A [detached] 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 1,316 SF. Fifty percent (50%) of principal dwelling equals approximately 658 SF. Proposed ADU is approximately 650 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 11,761 SF. Forty percent (40%) of the lot is approximately 4,704 SF. Primary Dwelling: 1,316 SF Proposed ADU: 650 SF Proposed Garage: 675 SF Total Coverage: 2,641 SF The surface coverage of all principal and proposed accessory buildings (including the proposed ADU and garage) will be approximately 22.5% of the lot. Rear yard area: 6,522.3 SF Proposed ADU: 650 SF Proposed Garage: 675 SF Yard Coverage: 20%	Complies
Building Height <i>Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.</i>	The proposed structure containing the ADU has a pitched roof. Height of proposed ADU pitched roof is approximately 17 feet .	Complies

21A.40.200: Accessory Dwelling Units (cont.)

Standard	Proposed	Findings
Side or Rear Yard Setbacks <i>New Accessory Buildings: Shall be located a minimum of four feet (4') from any side or rear lot line.</i>	Side [North] Lot Line: 47 feet Side [South] Lot Line: 7 feet Rear (alley) [West] Lot Line: 12 feet	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 40 feet from the principal dwelling on the same parcel. The nearest single-family dwelling on an adjacent property is approximately 50 feet away.	Complies
Entrance Locations <i>The entrance to an ADU in an accessory building shall be located:</i> (1) <i>Facing an alley, public street or facing the rear facade of the single family dwelling on the same property.</i>	The entrance for the proposed ADU is oriented towards the adjacent alley.	Complies
Requirement for Windows <i>Windows on an accessory building containing an ADU shall comply with the following standards:</i> (1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i> (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> (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>	There are several windows on all elevations. The proposed windows are similar in size and profile as the windows found on the principal structure. There are three sets of windows proposed on the south façade, within 10 feet of the adjacent property. side-yard property line. Staff recommends that, as a condition of approval, that the applicant use obscure glazing on these windows.	Complies, applicant has proposed obscure glazing
Parking <i>An ADU shall require a minimum of one on-site parking space.</i>	The applicant has proposed a parking space between the west façade of the proposed ADU and the adjacent alley.	Complies

ATTACHMENT E: 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-1/7,000 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 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 ADU use is a small residential unit that should be readily compatible with surrounding uses, which include single-family houses and small apartment buildings. 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 Sugar House Mast Plan designates the future land use of this area as low density residential, and the existing zoning on the property is R-1/7,000 Single-Family Residential.

The purpose of the R-1/7,000 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/Policies included in the Sugar House Master Plan:

- Strengthen and support existing neighborhoods by:
 - Considering appropriate adjacent land uses;
- Design new developments with the following in mind:
 - Creating more affordable housing;
- Provide a diversity of housing types, sizes, and prices in the community as a whole.

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 on the next page).

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-1/7,000 zoning district. The proposed ADU complies with all specific regulations for an ADU, including size, height, setbacks, distance to other houses, etc., as outlined in Attachment D .
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 houses and small apartment buildings. The residential lots in this area are large enough to provide separation between the proposed ADU and the principal dwelling on the property and 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 and surrounding structures. The proposal also meets the building footprint and height requirements for an ADU.
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	Proposed driveways and access points will not impede any traffic flow.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	The proposed ADU would be accessible from the alley. 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 proposed plan includes a walkway that connects the ADU to Green Street, allowing future tenants and guests access to sidewalks and on-street parking.
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 or alleys are anticipated.

9. The location and design of off-street parking complies with applicable standards of this code;	Complies	One (1) 20' x 9' paved off-street parking space for the proposed ADU would be provided between the west façade of the proposed ADU and the adjacent alley.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities Department has provided conditions that would need to be met before final occupancy of the proposed ADU; they are included in Attachment G .
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. AS a condition of approval, staff recommends that the existing 6-foot solid fence along the south property line is extended to the adjacent alley.
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, 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 the removal or destruction of 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 F: PUBLIC PROCESS AND COMMENTS

Public Meeting(s):

- On July 12, 2021 – Notice of the project was provided to the Sugar House Community Organization as well as property owners and residents within 300 feet of the subject property. The applicant and Planning Staff presented the proposal to the Land Use and Zoning Board of the Sugar House Community Council on Monday, August 16, 2021. The official letter from the Sugar House Community Council is included with this attachment.

Public Notice:

- Public hearing notice mailed on August 25, 2021
- Public hearing signs were posted on the property on September 3, 2021
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 3, 2021

Public Comment(s):

As of the publication of this Staff Report, Staff has not received any comments regarding this request. Any public comments received between the publication of this report and the public hearing meeting will be forwarded to the Planning Commission and included in the public record.



August 7, 2021

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNPCM2021-00653 Conditional Use – Baggett ADU – 2274 South Green Street

We received notification of this proposed Conditional Use, and it was put on our website and in the Sugar House Community Council Newsletter for August and September. We also made a flyer and it was distributed to a big section of the neighborhood surrounding this proposal. So far, I have received just a few comments, which are attached. We spoke with all three SHCC trustees who represent this area, and none of them have any objections. One of them spoke with the applicant, and came away convinced that the project will be an actual Accessory Dwelling Unit, and fits the intended purpose of the ordinance.

This is a neighborhood that has a very bad taste in their mouth about ADUs. One of the first ADUs that we approved was 2324 Green Street, which has turned into an illegal Air BnB with probably four separate units for short term rental. The neighborhood has tried in vain to get the city to enforce on this, and failed miserably. The city does not seem to care that this unit has been effectively taken out of the housing stock for the city and turned into a hotel room for visitors.

With that in mind, one of the trustees had a long talk with the petitioner for 2274, and came away convinced that they were going to use it for the true purpose of adding another unit of housing for our Salt Lake City community. And, none of the comments have anything negative to say. We ask that you approve this request.

Enclosure

Comments

Flyer and Map

COMMENTS ADU 2274 GREEN STREET

From: **Ben Hagenhofer-Daniell** <ben.hagenhofer.daniell@gmail.com><768 E 1700 S>

Subject: ADU 2274 Green Street

Message Body:

This is a good project that should be approved as drawn.

Ideally this would be permitted by right and not hung up in a pointless conditional use process. city council should amend the ADU ordinance to reflect that.

Hey Judi!

I had a talk with my neighbors. It does appear that they will be having an actual mother/mother-in-law stay in their ADU. If a family member is not using it, they would like to rent to students.

They were really great at addressing potential concerns and I don't think there will be any issues with the unit.

Thank you! Dayna McKee

Chris Sveiven (a SHCC Trustee) lives next door to the project, and our flyer distributor asked him about it and he said that he had no concerns about the project.

Liz Jackson

3:08 PM (1
hour ago)

Hi Judi,

Hope all is well. I support the land use amendment for water use restriction and don't see a concern with the ADU (it's in my neighborhood, actually) as long as City staff is fine with it meeting Code. Should blend in with the alley way structures and not be visually obstructive to the neighborhood.

From: **Dayna McKee** <dmckee3313@gmail.com><2312 S Green St>

Subject: ADU 2274 Green Street

I believe this particular ADU will be used appropriately by the property owner and as a neighbor, I approve of its construction.

As will all ADUs, my general concern is enforcement that the property owner is residing in one part of the property and that they do not become short term, AirBNB type rentals.

I spoke with a few neighbors and they seem to be on board. The difference with this one is that we know these people, we know we can talk to them if concerns arise, and we know they will reside in the home on the property. It's the shady nature of the other one, coupled with the fact that it's basically a motel, that makes everyone so mad. I have never heard any more from the City on the 2324 S Green property. They are still Air BNBing the place, it is so frustrating!

Thank you. Dayna McKee

Kirk Huffaker – I am in favor of the 2274 Green Street ADU

Shane Stroud – told me he has no objections.

2274 S Green Street Accessory Dwelling Unit



The property owner is requesting conditional use approval for a 17 foot tall 674.5 square foot accessory dwelling unit (ADU) that will be located in the rear southwest corner of the property at 2274 Green Street. The parcel is zoned R 1/7000 Single Family Residential. ADUs separate from the primary structure are processed as a conditional use.

Please read the proposal on our website, <https://www.sugarhousecouncil.org/adu-2274-green-street/> and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee August 16 at about 6:10 p.m. This will be a Zoom meeting.

If you provide a comment, we will send you the link to join the meeting.



www.sugarhousecouncil.org

2274 S Green Street Accessory Dwelling Unit



The property owner is requesting conditional use approval for a 17 foot tall 674.5 square foot accessory dwelling unit (ADU) that will be located in the rear southwest corner of the property at 2274 Green Street. The parcel is zoned R 1/7000 Single Family Residential. ADUs separate from the primary structure are processed as a conditional use.

Please read the proposal on our website, <https://www.sugarhousecouncil.org/adu-2274-green-street/> and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee August 16 at about 6:10 p.m. This will be a Zoom meeting.

If you provide a comment, we will send you the link to join the meeting.



www.sugarhousecouncil.org

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Fire (Ted Itchon at Edward.itchon@slcgov.com)

No comments.

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

- The existing sewer to the property is from 1935. This will need to have a video inspection done with a Public Utility Inspector present. This line may need to be lined or replaced.
- The depth of the sewer lateral at the point of connection they are proposing is about 5 feet deep. A sewer lateral profile will be required to make sure the sewer from the ADU can meet this grade.
- Minimum separation between utilities must be maintained. 10 feet between water and sewer is required.

Building (Tim Burke at timothy.burke@slcgov.com or 801-535-7746)

Commercial use property Conforming to IBC/NEC2020 No issues at this time. Building Code Review Required.

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

[Regarding the proposed parallel parking space between the proposed ADU and the rear property line] We would want to see a hard surfaced parking space of at least 20' x 9' because this would be a parallel parking situation and maneuverability comes into question with a power pole and fence in close proximity. And the parking space needs to be located entirely on their property.

The proposed RV pad will need to meet requirements for Recreational Vehicle parking in 21A.44.020.J.