



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Aaron Barlow, Principal Planner, [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com), 385-386-2764  
**Date:** October 27, 2021  
**Re:** PLNPCM202021-00805 – Sheffield Accessory Dwelling Unit – 1364 South Emigration Street

## CONDITIONAL USE

**PROPERTY ADDRESS:** 1364 South Emigration Street  
**PARCEL ID:** 16-16-202-005-0000  
**MASTER PLAN:** East Bench – Neighborhoods  
**ZONING DISTRICT:** R-1/5,000 Single-Family Residential  
**COUNCIL DISTRICT:** District 6, Dan Dugan

### REQUEST:

Andrea Palmer of Modal Living, representing the property owner, has requested conditional use approval for a 12-foot tall, 590-square-foot accessory dwelling unit (ADU) that will be situated in the rear, northwest corner of the property located at 1364 South Emigration Street.

### RECOMMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Conditional Use request as proposed.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Site Visit Photographs](#)
- D. [Analysis of Zoning Standards for 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 12-foot tall, 590-square-foot detached accessory dwelling unit (ADU) in the rear yard of the single-family dwelling located at approximately 1364 South Emigration Street. The subject parcel is located on the west side of Emigration Street between 1300 South and Harrison Avenue.

### Size, Coverage, and Height

The proposed ADU will have a gross floor area of 590 square feet—approximately 37% of the principal structure—with a two-bedroom layout. The proposed structure will be flat-roofed and 12 feet tall.

### Building Entrance and Access

The ADU entrance will face rear façade of the existing principal structure. Parking will be located on Emigration Street in front of the property, and future occupants will be able to access the street via a proposed walkway from the ADU that connects to existing pedestrian circulation on the site.

### Windows

The applicant has only proposed windows on the façade facing the principal structure. No windows will face adjacent properties.

### Applicable Review Processes and Standards

**Review Process:** Conditional Use

The property is zoned R-1/5,000 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. Neighborhood Compatibility

### Consideration 1: Parking Location

The applicant has proposed required parking to be located on the street, which is permitted since there is parking available in front of the subject property (see [21A.40.200.E.1.g.\(1\)](#)).

### 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 [East Bench Master Plan](#) designates the future land use of this area as a *Neighborhood*. The Plan's description of the Neighborhood Future Land Use area is below:

*The East Bench Neighborhoods are comprised of predominantly single-family homes and pockets of multifamily, commercial, recreation, and institutional uses that complement the low-density residential neighborhood character. Future development fits into the unique architectural styles and development patterns that define individual neighborhoods; provides a diverse mix of housing choices for all stages of life and income ranges; and creates friendly, safe and welcoming neighborhoods that encourage interaction through all stages of life (p. 18).*

The ADU proposed by the applicant will fulfill the intent of the future land use designation by providing another housing choice in the neighborhood while complementing the low-density residential character of the surrounding neighborhood. In addition to the future land use designation, the proposed ADU also fulfills initiative **N-3.2** –

**Housing Affordability, Access** of the Plan, which emphasizes that *all* communities within the City need to share the responsibility of providing more housing options to meet the needs of future generations. Specifically, lower-density housing choices, including ADUs, are recommended in neighborhoods supported by local transit and major corridors (p. 43).

#### **Consideration 4: Neighborhood Compatibility**

A couple of residents within the subject property's vicinity have addressed concerns about the proposed ADU's impact on the neighborhood's character and views from adjacent properties. Planning Staff has considered these comments during their review of the proposed ADU against the Standards for Conditional Use Approval (which can be found in [Attachment E](#)). As proposed, the ADU would not impact the neighborhood any more than an accessory structure that would be permitted without Planning Commission review. The adopted zoning standards for accessory dwelling units reduce the impacts of the proposed ADU beyond what could be approved for an accessory structure with any other permitted use. The proposed ADU meets the adopted height and setback standards (a complete analysis can be found in [Attachment D](#)), and the long-term impacts appear to be minimal.

#### **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, has no outstanding detrimental impacts (as defined by the zoning ordinance), 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 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.40.200.F of the zoning ordinance and any Department/Division comments/conditions noted in [Attachment G](#).

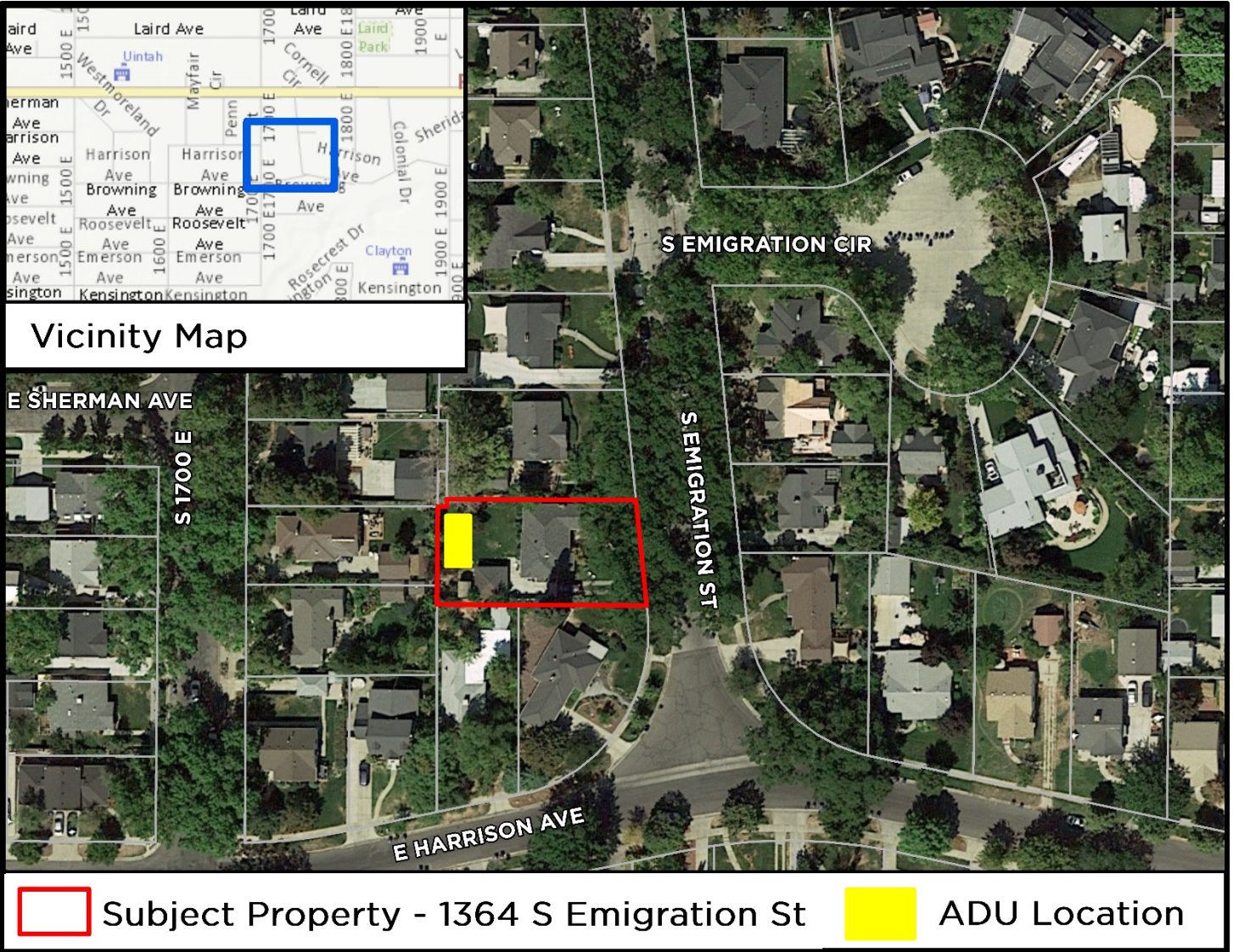
##### **Denial of Conditional Use**

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-1/5,000 Single-Family Residential District; however, no portion of the building may be used as a dwelling unit.



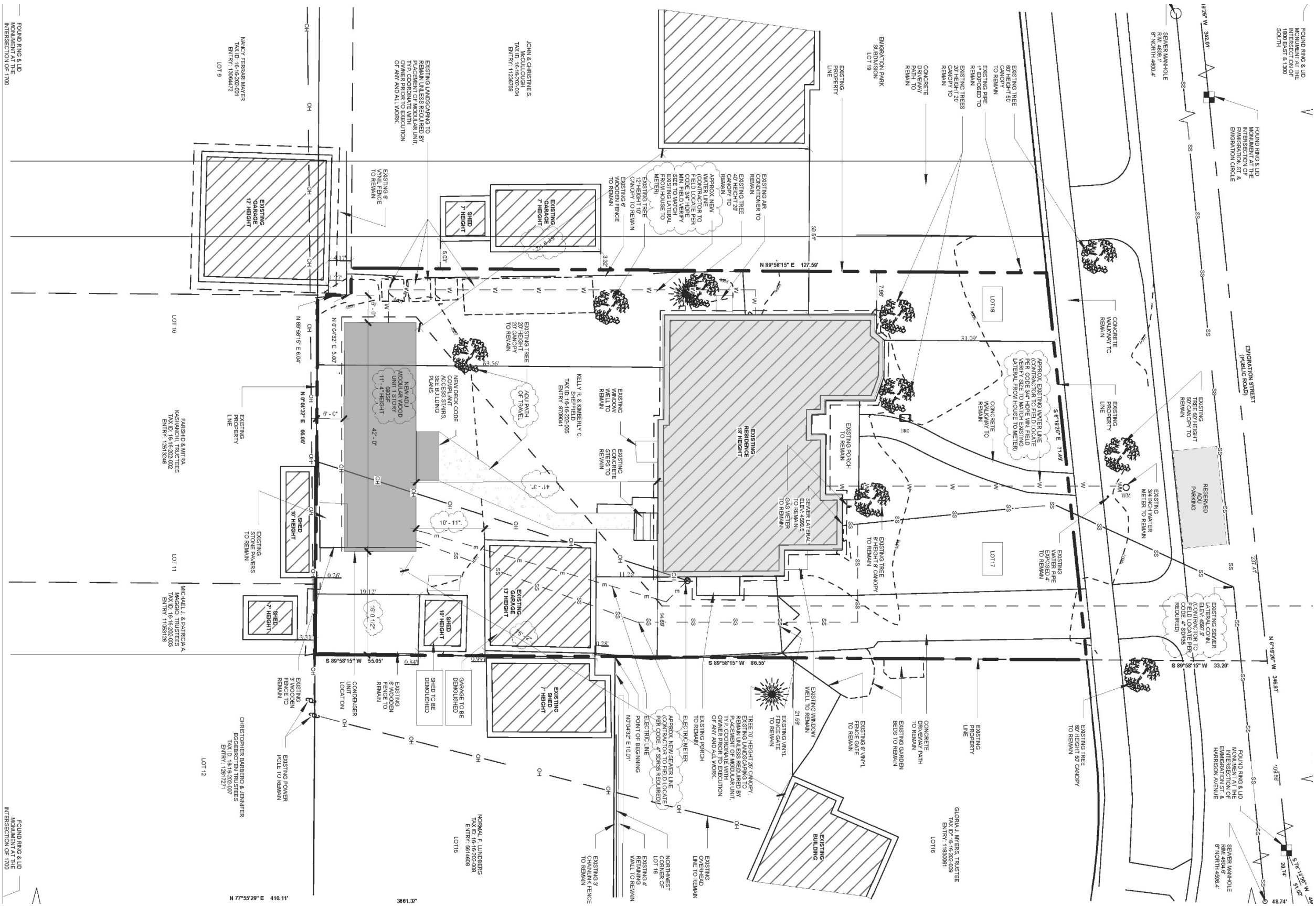
# ATTACHMENT A: VICINITY MAP



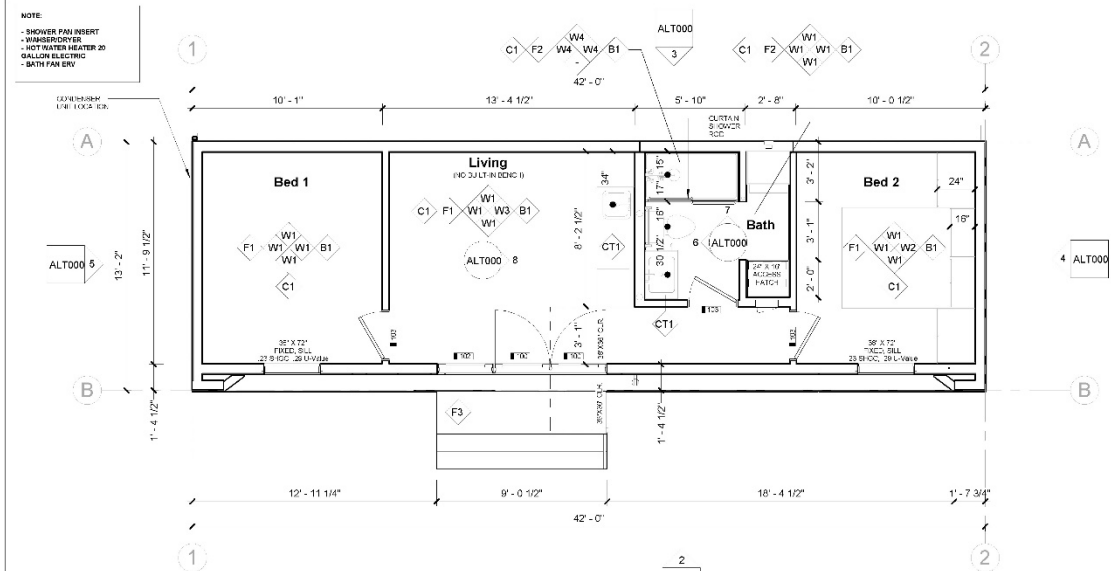




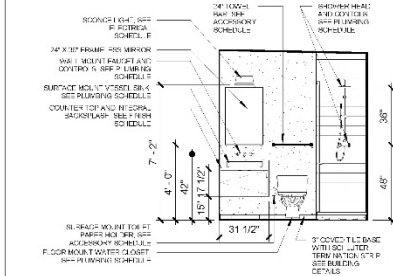




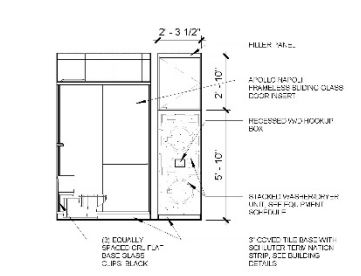
THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE WRITTEN AND EXPRESSED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



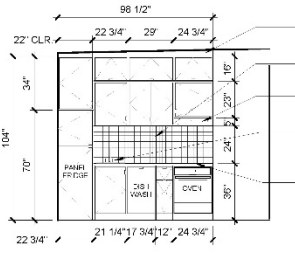
**1 Floor Plan**  
1/4" = 1'-0"



**6 Bathroom - West**  
1/4" = 1'-0"

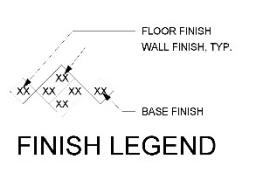


**7 Bathroom North**  
1/4" = 1'-0"



**8 Living - East**  
1/4" = 1'-0"

MARK	MATERIAL
FLOOR	
F1	FORBO MARMOLEUM SATELLITE
F2	TILE WHITE
F3	EXTERIOR DECKING
BASE	
B1	3" COVED TILE
WALLS	
W1	DRYWALL PAINTED WHITE
W2	BUILD-IN BEDWARDROBE WHITE PVC MATERIAL
W3	TILE WHITE - LIVING/KITCHEN WALL
W4	TILE WHITE - BATHROOM WALL
CEILING/SOFFITS	
C1	DRYWALL PAINTED WHITE
COUNTERS	
CT1	QUARTZ WHITE
MILLWORK (KITCHEN & BATHROOM)	
M1	PVC WHITE



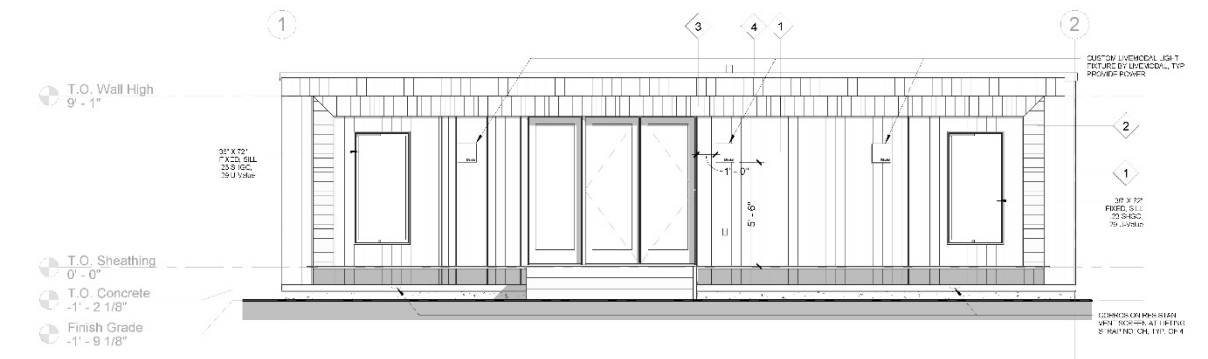
**INTERIOR FINISH SCHEDULE & LEGEND**

MARK	MATERIAL
1	LARGE VERTICAL EXTERIOR CLADDING HARDIE SHIPLAP SIDING COLOR WHITE
2	SMALL HORIZONTAL EXTERIOR CLADDING HARDIE SHIPLAP SIDING COLOR WHITE
3	SMALL VERTICAL EXTERIOR CLADDING HARDIE SHIPLAP SIDING COLOR WHITE
4	ROOF METAL FLASHING COLOR BLACK
5	ALUM. GUTTER AND DOWNSPOUT COLOR TO MATCH EXTERIOR SIDING
6	STEEL HANDRAIL, POWDERCOAT METAL COLOR TBD
7	STAIR RISERS & STRINGERS STAIN TO MATCH DECK FINISH

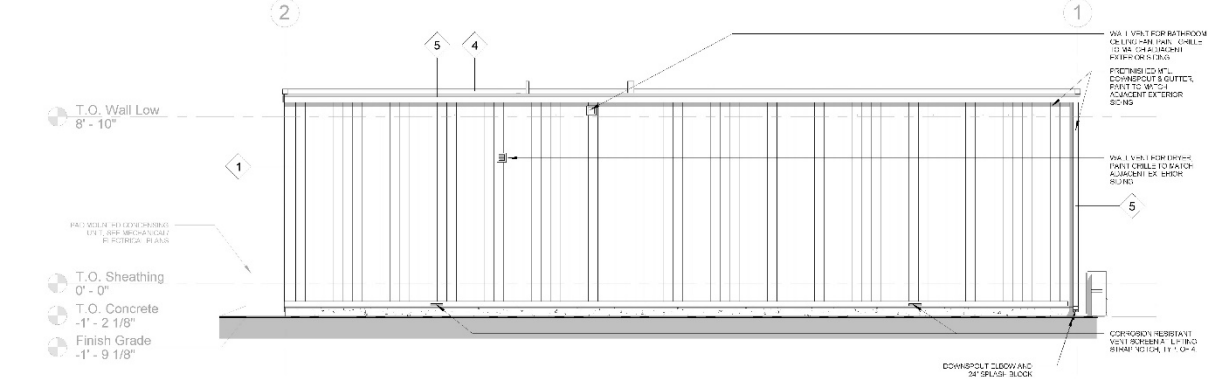
**EXTERIOR FINISH SCHEDULE**

NOTE : FOR WINDOW INFORMATION SEE FLOOR PLAN AND ELEVATIONS ON THIS SHEET

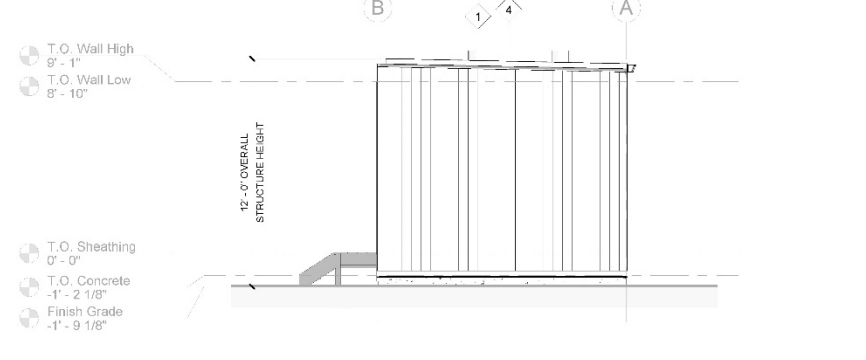
DOOR SCHEDULE							
Mark	Width	Height	Thickness	Door Material	Finish	Frame Material	Comments
100	6'-0"	8'-0"	0'-1 3/4"	ALUMINUM CLAD WOOD	BLACK	ALUMINUM CLAD WOOD - EXTERIOR, TRIMLESS W/ 1/2" REVEAL - INTERIOR	23 SHGC, 28 U-VALUE
102	3'-0"	8'-0"	0'-1 3/4"	ALUMINUM CLAD WOOD	BLACK	ALUMINUM CLAD WOOD - EXTERIOR, TRIMLESS W/ 1/2" REVEAL - INTERIOR	FIXED
103	2'-6"	8'-0"	0'-1 3/4"	SOLID CORE WOOD	BLACK HINGED	TRIMLESS	PROVIDE FULL BLOCKING AT HEAD RAIL INSTALLATION LOCATION
103	2'-6"	8'-0"	0'-1 3/4"	SOLID CORE WOOD	BLACK HINGED	TRIMLESS	PROVIDE FULL BLOCKING AT HEAD RAIL INSTALLATION LOCATION
103	2'-6"	8'-0"	0'-1 3/4"	SOLID CORE WOOD	BLACK HINGED	TRIMLESS	PROVIDE FULL BLOCKING AT HEAD RAIL INSTALLATION LOCATION



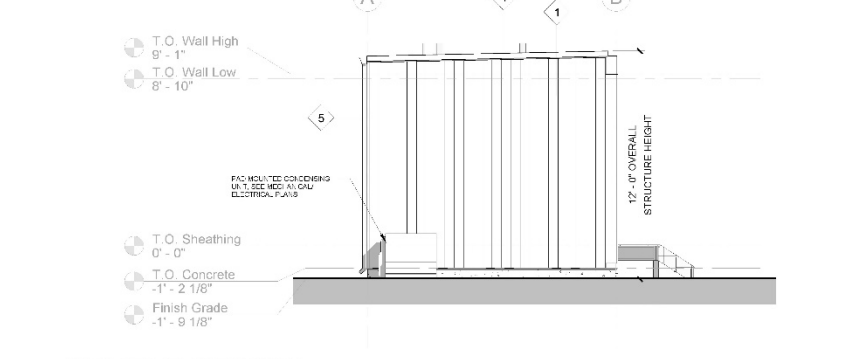
**2 FRONT ELEVATION**  
1/4" = 1'-0"



**3 REAR ELEVATION**  
1/4" = 1'-0"



**4 SIDE ELEVATION 1**  
1/4" = 1'-0"



**5 SIDE ELEVATION 2**  
1/4" = 1'-0"

DESIGN • CONSULTING • PROJECT  
1190 W. BOWLING GREEN, SUITE 100  
SALT LAKE CITY, UT 84119  
WWW.TAVARCO.COM

REGISTERED PROFESSIONAL ENGINEER  
No. PE 822268  
TAVARCO ARCHITECTS  
STATE OF UTAH  
2022-07-27

1364 Emigration Street  
Salt Lake City, UT 84108

**MODAL 02 - PRODUCTION SET**

REVISIONS  
REV# DATE  
REV# DATE

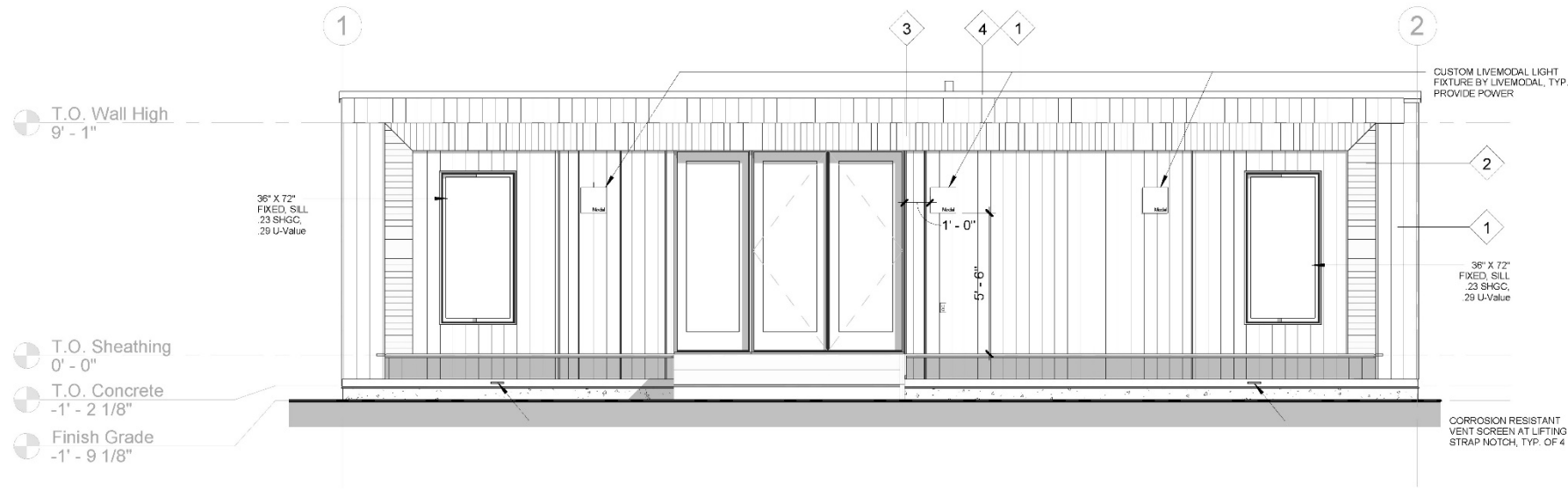
PROJECT SET 01/20/21  
CONFORM SET  
DATE

REV# DATE  
PROJECT 2021  
DRAWN BY JLD  
CHECKED BY GCS  
SHP-1 1111

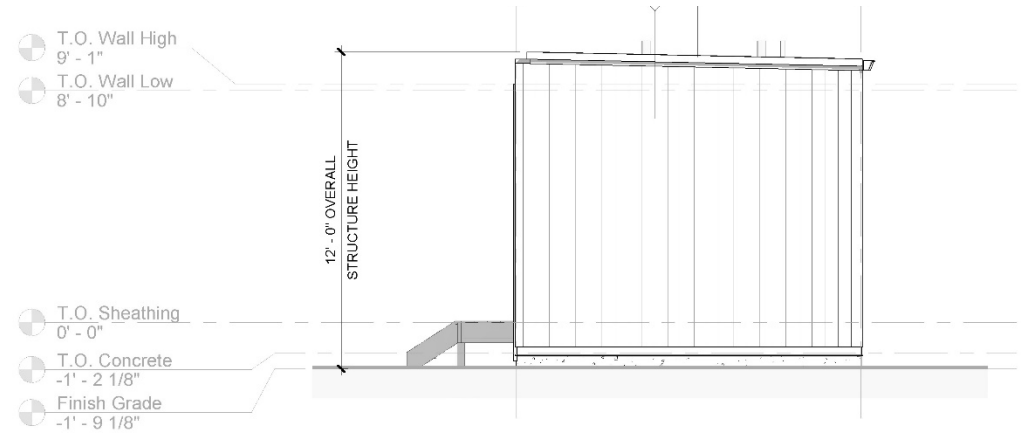
FLOOR PLAN, ELEVATIONS & SCHEDULES

**ALT000**

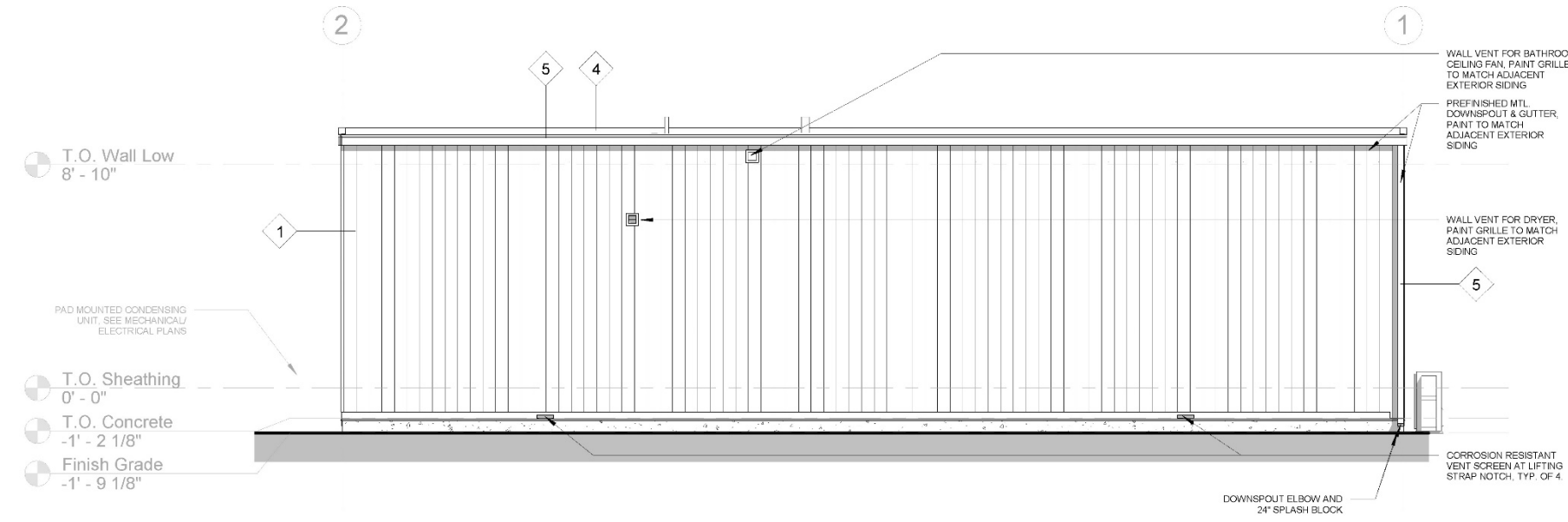




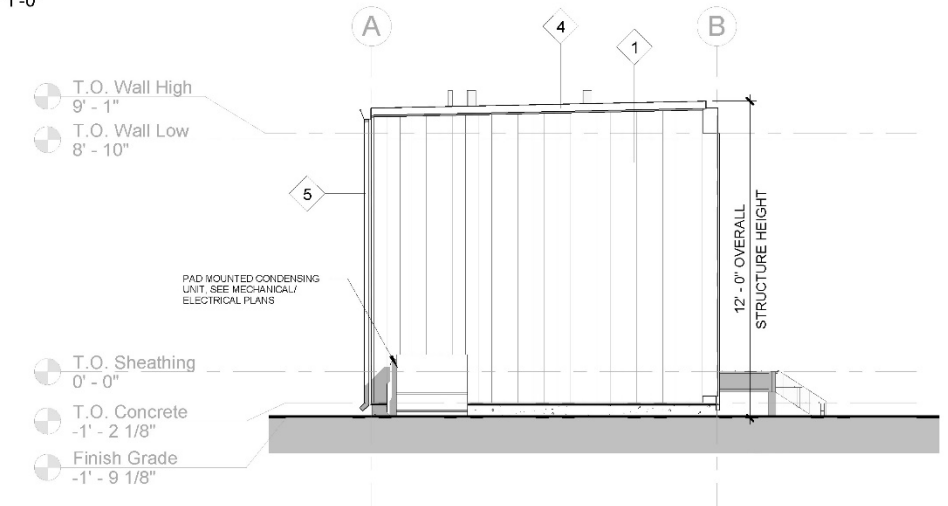
**2 FRONT ELEVATION**  
1/4" = 1'-0"



**4 SIDE ELEVATION 1**  
1/4" = 1'-0"



**3 REAR ELEVATION**  
1/4" = 1'-0"



**5 SIDE ELEVATION 2**  
1/4" = 1'-0"

## ATTACHMENT C: SITE VISIT PHOTOGRAPHS

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**Top Left:**  
Principal building from  
Emigration Street



**Top Right:**  
Location of proposed ADU,  
looking west



**Bottom Left:**  
Principal structure (left) and  
garage (right) from proposed  
ADU location



**Bottom Right:**  
Location of proposed ADU,  
looking North





**Top (left & right):**  
Existing fence along rear (west) property line that would sit to the west of proposed ADU



**Bottom:**  
View of southwest corner of property, looking south



# ATTACHMENT D: ANALYSIS OF ZONING STANDARDS FOR ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units		
Standard	Proposed	Findings
<p><b>Size</b>  <i>A [detached] ADU shall <b>not</b> have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall <b>not</b> exceed six hundred fifty (650) square feet (SF).</i></p>	<p>Principal dwelling is approximately 1,602 SF.</p> <p>Fifty percent (50%) of principal dwelling equals approximately 801 SF.</p> <p>Proposed ADU is approximately <b>590 SF</b>.</p>	Complies
<p><b>Maximum Coverage</b>  <i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</i></p> <p><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></p>	<p>Lot size is approximately 9,779 SF.</p> <p>Forty percent (40%) of the lot is approximately 3,911.6 SF.</p> <p>Primary Dwelling: 1,602 SF  Proposed ADU: 590 SF  Existing Garage: 412 SF  Existing Shed: 90 SF  Total Coverage: 2,694 SF</p> <p>The surface coverage of all principal and proposed accessory buildings (including the proposed ADU and garage) will be approximately <b>25.4%</b> of the lot.</p> <p>Approx. rear yard area: 4,291 SF  Proposed ADU: 590 SF  Existing Garage: 412 SF  Existing Shed: 90 SF  Yard Coverage: 1,092 SF</p>	Complies
<p><b>Building Height</b>  <i>The maximum height of an accessory building containing an accessory dwelling unit shall not exceed the height of the single-family dwelling on the property or exceed seventeen feet (17') in height, whichever is less.</i></p> <p><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></p>	<p>The height of the principal structure is 18 feet.</p> <p>The proposed structure containing the ADU will have a flat roof, with a height of approximately <b>12 feet</b>.</p>	Complies

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

Standard	Proposed	Findings
<p><b>Side or Rear Yard Setbacks</b>  <i>New Accessory Buildings: Shall be located a minimum of four feet (4') from any side or rear lot line.</i></p>	<p>Side [North] Lot Line: 5 feet                      Side [South] Lot Line: 7 feet                      Rear [West] Lot Line: 18 feet</p>	<p>Complies</p>
<p><b>Separation</b>  <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></p>	<p>The proposed ADU is approximately <b>44 feet</b> from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately <b>47 feet</b> away (the house on the property to the west).</p>	<p>Complies</p>
<p><b>Entrance Locations</b>  <i>The entrance to an ADU in an accessory building shall be located:</i></p> <p>(1) <i>Facing an alley, public street or facing the rear façade of the single family dwelling on the same property.</i></p>	<p>The entrance for the proposed ADU is oriented towards the rear façade of the principal structure on the lot.</p>	<p>Complies</p>
<p><b>Requirement for Windows</b>  <i>Windows on an accessory building containing an ADU shall comply with the following standards:</i></p> <p>(1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i></p> <p>(2) <i>Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</i></p> <p>(3) <i>Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</i></p>	<p>Windows are only proposed on the east façade of the ADU. The east façade faces the principal structure. The proposed windows are similar in size and profile as the windows found on the principal structure and meet the minimum Building Code requirements for egress.</p>	<p>Complies</p>
<p><b>Parking</b>  <i>An ADU 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 requirement may be waived if:</i></p> <p>1) <i>Legally located on street parking is available along the street frontage of the subject property; or</i>                      2) <i>The subject property is located within one-quarter (1/4) mile of transit stop.</i></p>	<p>The applicant has proposed parking in the space available on Emigration Street in front of the subject property.</p>	<p>Complies</p>

# 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-1/5,000 zoning district, which allows for an ADU to be approved through the conditional use process, subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in [Attachment D](#), the ADU complies with these requirements.  
**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 primarily consists of single-family houses, but also includes the small commercial node at 1300 south and 1700 east. The proposed ADU meets all relevant zoning requirements that are meant to limit the impact of new ADUs on surrounding properties.  
**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 [East Bench Master Plan](#) designates the future land use of this area as a neighborhood. The Plan's description of the Neighborhood Future Land Use area is below:

*The East Bench Neighborhoods are comprised of predominantly single-family homes and pockets of multifamily, commercial, recreation, and institutional uses that complement the low-density residential neighborhood character. Future development fits into the unique architectural styles and development patterns that define individual neighborhoods; provides a diverse mix of housing choices for all stages of life and income ranges; and creates friendly, safe and welcoming neighborhoods that encourage interaction through all stages of life (p. 18).*

The ADU proposed by the applicant will fulfill the intent of the future land use designation by providing another housing choice in the neighborhood while complementing the low-density residential character of the surrounding neighborhood. In addition to the future land use designation, the proposed ADU also fulfills initiative **N-3.2 – Housing Affordability, Access of the Plan**, which emphasizes that *all* communities within the City need to share the responsibility of providing more housing option to meet the needs of future generations. Specifically, lower density housing choices, which includes ADUs, are recommended in neighborhoods that are supported by local transit and major corridors (p. 43).

In addition to its compatibility to the East Bench Master Plan, the proposed ADU also fulfills the purpose of the R-1/5,000 Single-Family Residential District (see [21A.24.070.A](#)). ADUs are allowed as a conditional use in all single-family residential districts and have been determined to be compatible with the scale and intensity of neighborhoods within those zoning districts (which includes the R-1/5,000 district)—unless there are detrimental impacts that cannot be mitigated.

*The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

The proposed ADU fulfills its stated purpose in the Salt Lake City Zoning Ordinance (see [21A.40.200.A](#)), which 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.

Finally, 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:*

<b>Standards</b>	<b>Finding</b>	<b>Rationale</b>
1. This title specifically authorizes the use where it is located;	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5,000 zoning district. The proposed ADU complies with all specific regulations for an ADU, including size, height, setbacks, distance to other houses, etc., as outlined in <a href="#">Attachment D</a> .
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 proposed ADU is located in an area designated as a Neighborhood by the East Bench Master Plan. As discussed under Conditional Use Standard three, the ADU proposed by the applicant will fulfill the intent of the future land use designation by providing another housing choice in the neighborhood while complementing the low-density residential character of the surrounding neighborhood
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, with relatively small commercial uses less than a quarter mile away. 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 principal structures. The proposal complies with the height, bulk and setback requirements for ADUs.  There have been some concerns from surrounding property owners about the impact of the proposed ADU structure on views, as a result of its scale. However, the Commission should note that the property owner could replace the existing garage with a much larger accessory structure without Planning Commission review.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	The proposed ADU is a prefabricated, modular unit, which has brought up some concerns from a small handful of surrounding residents. However, the proposed unit meets all relevant height, bulk and setback requirements for new ADUs. Additionally, the applicant has proposed white hardboard shiplap siding. Which is an acceptable material for this neighborhood. This standard is met.
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	No new access points are proposed. Any additional pedestrian and vehicular traffic will not significantly impede existing traffic flows on Emigration Street.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	All motorized traffic will access the property from existing the existing. Pedestrian traffic from the new ADU would use a new walkway that connects to the existing driveway.
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 Emigration 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	As permitted by the section <a href="#">21A.40.200.g.(1)</a> of the Salt Lake City Zoning Ordinance, the applicant has proposed that parking for this unit will be on the street in front of the property.
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 <a href="#">Attachment G</a> .
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies	The proposed ADU meets all relevant height, bulk and setback requirements. Additionally, the rear yard of the property is surrounded by a six-foot wood fence, essentially screening activity of future residents from neighboring properties.
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;	Complies	The project supports sustainability objectives by increasing housing close to jobs, schools, and services, 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 expected focus toward the interior of the lot, limiting an potential detrimental impacts on surrounding uses.
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 the request complies with the criteria listed above.

## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

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### **Public Meeting(s):**

Planning Staff provided notice of this project to the Wasatch Hollow and the Yalecrest Community Councils, and property owners and residents within 300 feet of the subject property on September 8, 2021. The Yalecrest Community Council invited Staff to solicit comments from the neighborhood at their meeting on October 14, 2021. As of the publication of this staff report, neither Community Council has sent an official letter to the Planning Commission.

### **Public Notice:**

- September 8, 2021 – Notice of the project was provided to the Wasatch Hollow and the Yalecrest Community Councils, as well as property owners and residents within 300 feet of the subject property
- October 14, 2021 – Public hearing notice mailed
- October 14, 2021 – Agenda posted on the Planning Division and Utah Public Meeting Notice websites
- October 15, 2021 – Public hearing signs were posted on the property

### **Public Comment(s):**

As of the publication of this Staff report, Staff has received three comments opposed to this request. They are included with this Attachment. 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.



**TO:** The Salt Lake City Planning Department and Planning Commission

cc: Council District # 6 Representative Dan Dugan

Chairs of the Wasatch Hollow and Yalecrest Community Councils

**FROM:** Kathleen Kelly and Craig Sanchez, 1361 South 1700 East, Salt Lake City 84108

**RE:** Sheffield Accessory Dwelling Unit (Conditional Use)

In the City's Guide to "Building an ADU", the first reason given under "Why Build An ADU"? is "Increase Your Property Value". However, the City does not address the fact that building an ADU can often DECREASE a neighbor's property value. That is our case. The Sheffield ADU will be four feet from our back fence, affecting our privacy and obscuring our mountain view.

As retirees, when we bought our house in late January of this year, an exciting aspect was the distance between our house and the Sheffield's house (see your Vicinity Map) lending more privacy and quiet to our backyard. Also key to our purchase, there is a mountain view, especially good in the winter after the leaves fall. The distance and the view have monetary as well as esthetic value. Both were mentioned in the seller's overview of the house. We are very sad to lose our view and gain a 12 foot wall to look at instead. (see photoshopped representation). At resale, our property value will certainly be reduced.

Now we will have a residence 4 feet from our back fence; we will lose the mountain view; we will have twice as many people in back of our house. How can that be mitigated? My conversations with the Planning Department indicate that the Council does not consider decrease in neighbors' property value to be a negative impact requiring mitigation. This is not equitable.

Based on the City's "Standards for Conditional Use Approval", especially #4, ("The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered") we request the following mitigations:

1. The color of the ADU be one that blends with the surrounding buildings and landscaping. The proposed white siding would be glaring, draw increased attention to the "wall" that faces our yard, and not fit in with the surrounding structures, trees and landscape. The Modal living website features all earth colors in their photos so these are available.
2. The current plan shows that the ADU will be constructed two feet above ground level. We request that the ADU be placed at ground level, thereby reducing the height to ten feet and improving our line of sight.
3. That the back wall, facing our house not have windows. It is pictured without windows on the submitted plan.
2. That any outside lighting be night sky compliant, or at least, faced away from our house.

Of course given the stated concern for "mass, scale, style, design and architectural detailing", we think the ADU's in this neighborhood should be only additions to garages, or small structures that match the style of the house currently on the lot – not blocky, pre-fab ADU's.

The Sheffields are quiet and respectful neighbors and we hope the ADU residents will be as well.

Community concerns are important to us too. As the City moves forward with approving more ADU's, the ADU promotion and easy hurdles for conditional use permits require some further thought as to long term neighborhood and neighbor consequences. How much more housing is appropriate in neighborhoods? More traffic, more parking on the streets, more noise pollution, more light pollution, more stress will result. Also, in our neighborhood, pre-fabricated ADU's do not match the beautiful historic look and feel of our homes. Please take a longer term view of the consequences of your plans to create more housing.

Sincerely,

Kathleen Kelly and Craig Sanchez











## Barlow, Aaron

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**From:** Et Woodrd [REDACTED]  
**Sent:** Wednesday, September 22, 2021 9:56 AM  
**To:** Barlow, Aaron  
**Subject:** (EXTERNAL) Sheffield Accessory Dwelling Unit Petition Number: PLNPCM2021-00805

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**I am strongly against granting a conditional use.**

**It creates a house in my backyard taller than my house severely impacting my quality of life creating garbage, noise, parking problems, and a potential rental unit in a quiet family neighborhood.**

**The Sheffields have failed to maintain their garage bordering my property exposing my children to lead poisoning including not roofing their garage, I don't believe they will with this project.**

**My children are severely dissabled and having an additional residence in our backyard will be extremely distressing to them.**

**Tom Woodward  
1721 Harrison Ave.**

## Barlow, Aaron

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**From:** MICHELLE MONTMORENCY [REDACTED]  
**Sent:** Tuesday, October 5, 2021 12:36 PM  
**To:** Barlow, Aaron  
**Subject:** (EXTERNAL) Sheffield dwelling

I'm against this ADU. We need to keep this a single home zoning. Thank you.

Michelle Montmorency  
1730 E Harrison ave.  
Sent from my iPhone

## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

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### **Fire (Ted Itchon) at [Edward.itchon@slcgov.com](mailto:Edward.itchon@slcgov.com)**

The ADU does not meet the requirements of the International Fire Code Section 503.1.1 and will need an Alternated Means and Methods application for fire protection.

### **Public Utilities (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)**

- The existing sewer 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 (James McCormack at [james.mccormack@slcgov.com](mailto:james.mccormack@slcgov.com) or 801-535-76605)**

ADU meets setback for code requirements being that it will be 5 feet or more from the lot line.

### **Transportation (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)**

No issues