



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Caitlyn Tubbs, Principal Planner, caitlyn.tubbs@slcgov.com or 801-535-7706

Date: January 26, 2022

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2021-01122)

Detached Accessory Dwelling Unit - Conditional Use

PROPERTY ADDRESS: 2346 S Park Street
PARCEL ID: 16-19-277-021-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: R-1-7,000 Residential

REQUEST: Steve Floor, the property owner, is requesting conditional use approval for a new 648 square foot detached ADU in the rear yard of his property at approximately 2346 S Park Street. The subject property is located in the R-1-7,000 zoning district where ADUs are permitted as conditional uses. The Planning Commission is the approval body for ADU conditional uses.

CONDITIONAL USE RECOMMENDATION: Planning Staff finds the project generally meets the applicable standards of approval and no detrimental effects are expected, so staff is not recommending any conditions of approval. Staff therefore recommends the Planning Commission approve the Conditional Use for the ADU. Final approval of the conditions of approval, if any are adopted, shall be delegated to Planning Staff.

ATTACHMENTS:

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

PROJECT DESCRIPTION:

Steve Floor, the property owner, is requesting conditional use approval to construct a new 648 square foot accessory dwelling unit (ADU) in the rear yard of his property at 2346 S Park Street. The subject property currently has a detached single family home and is located in an established single family neighborhood. The subject property fronts onto Park Street, a public street, and also has access to a public alley which serves the rear yard.

The proposed ADU building would be located in the northwestern corner of the subject property and will be set back four feet (4') from the northern (side) and western (rear) property lines as required by ordinance. The ADU will be approximately seventeen feet (17') from grade to the peak of the roof which complies with the maximum allowed building height for peak-roofed ADUs. The proposed ADU will be clad in lap siding and will have a front porch facing east toward the rear of the primary dwelling. There is one window on the northern elevation which will be required to have obscured glass since it is within ten feet (10') of a property line.

The Applicant also intends to construct a new detached garage at the southwestern corner of the property which will be accessed off of the public alley. This garage will be approximately 720 square feet in size and there will be a new driveway between the garage and the proposed ADU. The property sports ample off-street parking but on-street parking is also available along both sides of Park Street.

The subject property is approximately 11,315 square feet in size and the existing primary dwelling is approximately 2,648 square feet in size. With the addition of the proposed 648 square foot ADU building and the 720 square foot detached garage the total structure square footage of the property is 4,016 square feet, which is around 35.5% of the total lot size. Properties in the R-1-7,000 zoning district are permitted lot coverage of up to 45%.

KEY ISSUES FOR ADU REQUEST:

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

PLANNING COMMISSION NEXT STEPS:

Approval of Conditional Use

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

Denial of Conditional Use

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

If the Planning requests are denied, the applicant would not be able to construct an ADU. They could still construct accessory buildings so long as the requirements of the R-1-7,000 zoning district are satisfied.

ATTACHMENT A – VICINITY MAP

Vicinity Map



ATTACHMENT B – SITE PHOTOS



Figure 1: View of subject property from Park Street.



Figure 2: View of neighboring property to the south.



Figure 3: View of neighboring property to the east



Figure 4: View of neighboring property to the north.

ATTACHMENT C – APPLICATION MATERIALS

CONDITONAL USE

Permit Application

Steve Floor
2346 Park Street
Salt Lake City, Utah 84106
801-413-9003

Please note that I have completed an online Pre-Submittal Meeting (on 7/22/2021) and an online DRT review (on 7/15/21).

1. Project Description

The goal of this project is to construct an Accessory Dwelling Unit (ADU) and a 2-car garage at our existing residence at 2346 Park Street, Salt Lake City, Utah.

Our primary residence lot was purchased in 2016 and construction was completed in December 2019. It is our intent to live here for the remainder of our lives. It's a very comfortable and well-designed home; I acted as homeowner/builder. Most of the actual construction was done by me and several helpers/handyman. I also worked with several plumbing, solar panel, electrical, HVAC, carpenters, concrete contractors and several other licensed contractors to complete the project. I intend to employ this same methodology on this project.

We purchased the home located directly north of our residence at 2336 Park Street in 2007. This house is a legal rental unit and I'm a listed with the Salt Lake City Good Landlord program.

Since the City opened the zoning code to ADU's in 2018, we have been looking forward to constructing one. Between the two lots there is more than adequate square footage to easily accommodate all the structures with required setbacks. There is also a public alley behind the lots, allowing easy vehicle access to the proposed ADU and garage.

2. Conditional Use Information

- Operating Hours: not applicable
- Land Uses Adjacent to Property: all are residential properties
- Employees on-site: as many as 8 during construction, otherwise it's a residential property
- How many seats: not applicable

- Discussed project with nearby property owners: yes, the entire neighborhood is aware of the project and are very positive about it.

3. Minimum Plan Requirements

A digital (PDF) copy of each plan and elevation drawing:

- ADU floor plan
- ADU elevations (north and south, east and west)
- Garage floor plan

4. Site Plan

- A PDF of the Site Plan is included.

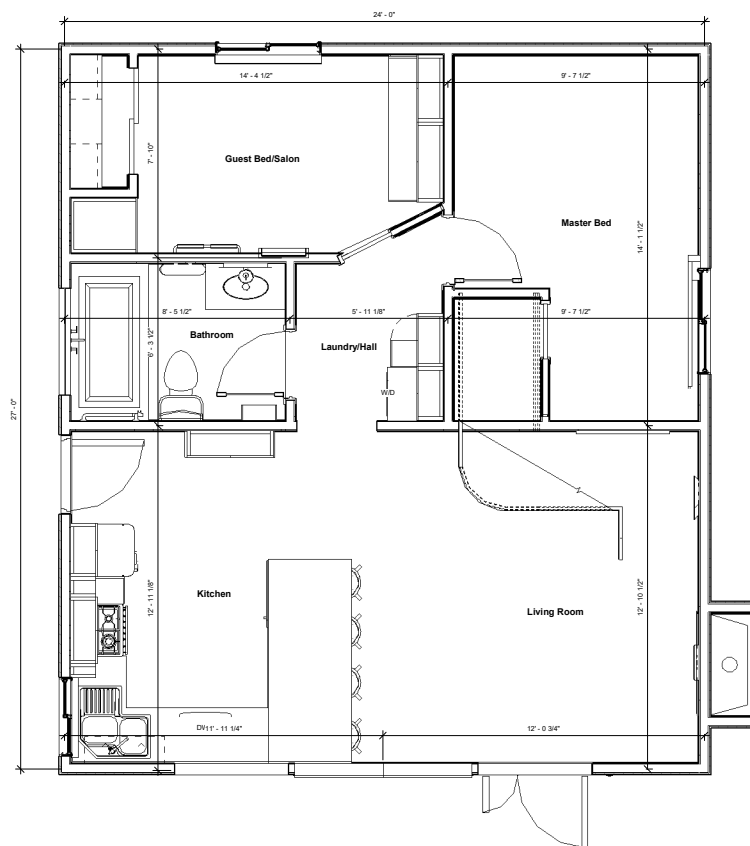
5. Elevation Drawings

- Detailed elevation drawings are included

Type of construction for both ADU and garage is wood frame.

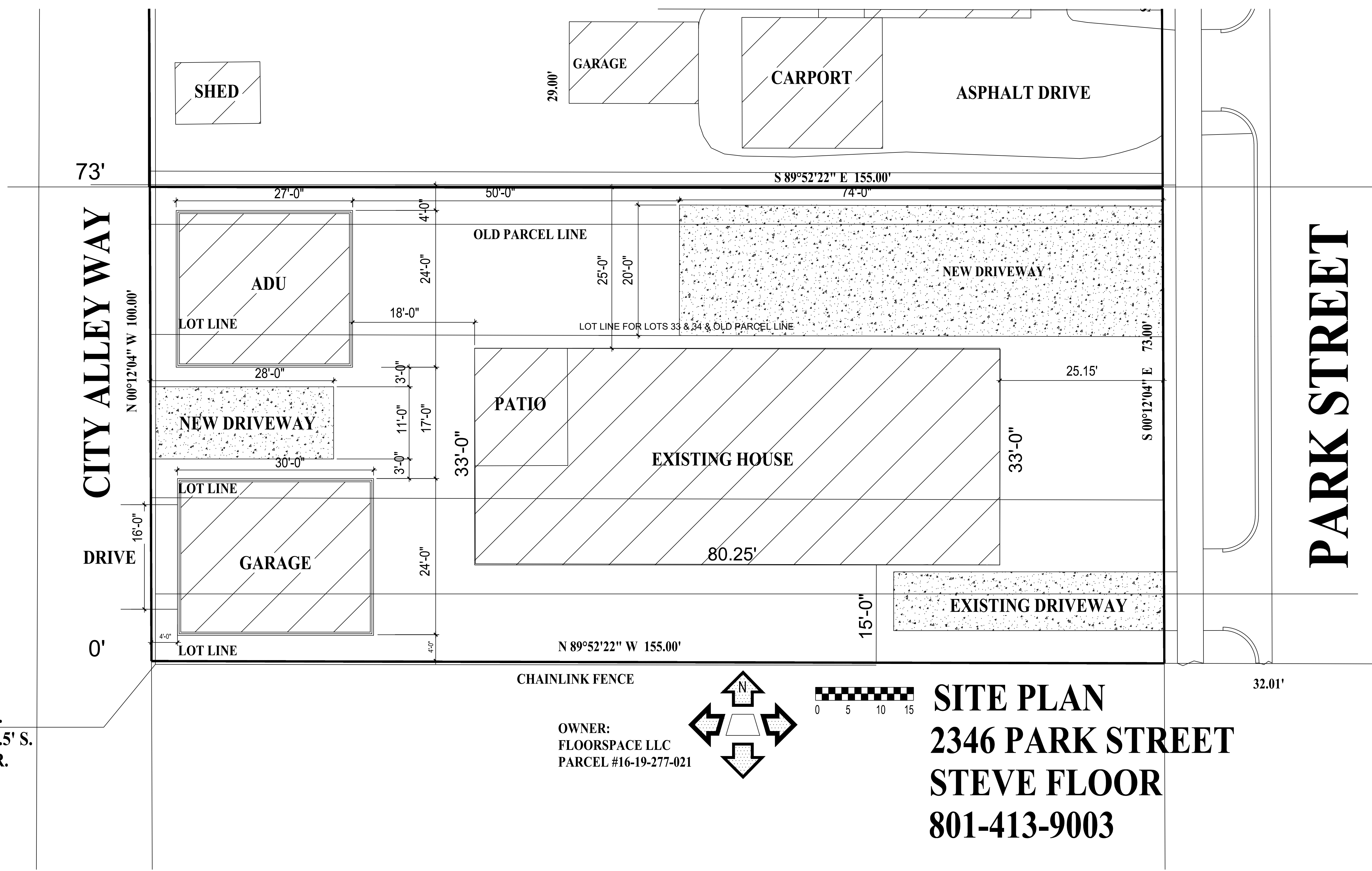
Exterior construction material for both ADU and garage is stucco.

There is 1 dwelling unit. The dwelling unit density is not applicable here.



INTD 100

FENCE COR.
0.6' E. AND 0.5' S.
OF LOT COR.



SITE PLAN
2346 PARK STREET
STEVE FLOOR
801-413-9003

ATTACHMENT D – ZONING STANDARDS

21A.24.070 – R-1-7,000 ZONING DISTRICT

UNDERLYING ZONING STANDARDS	PROPOSED	COMPLIES ?
MINIMUM LOT AREA: 7,000 square feet	The subject property is approximately 11,315 square feet in size.	Yes
MINIMUM LOT WIDTH: 50 Feet	The subject property is approximately 100 feet in width.	Yes
MAXIMUM BUILDING HEIGHT: 17 Feet (buildings with a pitched roof)	The proposed ADU building is approximately 17 feet in height.	Yes
MINIMUM YARD REQUIREMENTS: <ul style="list-style-type: none"> • Side Yard: 4 feet • Rear Yard: 4 feet • Distance from residences: 10 feet 	The proposed ADU building is set back four feet from the western (rear) and northern (side) property lines and is more than ten feet away from any dwellings.	Yes
MAXIMUM BUILDING COVERAGE: 40% of total lot size	The total lot size is approximately 11,315 square feet and the total building coverage (primary dwelling, proposed ADU, and proposed detached garage) is approximately 4,016 square feet. This comes to approximately 35.5% lot coverage.	Yes

21A.40.200 – ACCESSORY DWELLING UNITS:

ADU STANDARDS	PROPOSED	COMPLIES ?
SIZE: ADU footprint shall not exceed 650 square feet or 50% of the footprint of the primary dwelling, whichever is less.	The proposed ADU footprint is 648 square feet in size.	Yes
BULK, HEIGHT AND YARD: <ol style="list-style-type: none"> 1) Accessory building shall comply with underlying bulk, height and yard requirements. 2) Accessory building may not be any larger than 50% of the footprint of the main dwelling. 	<ol style="list-style-type: none"> 1) The proposed ADU is four feet from the side and rear property lines the maximum lot coverage has not been exceeded. 2) The proposed ADU is 648 square feet in size while the primary dwelling is approximately 2,648 square feet in size; the proposed ADU is approximately 24.4% of the size of the primary dwelling. 	Yes

<p>ENTRANCE LOCATIONS: The entrance to an ADU attached to a primary building or structure shall be located:</p> <ol style="list-style-type: none"> 1) Facing an alley, public street or facing the rear façade of the single family dwelling on the same property. 	<p>The entrance to the proposed ADU faces east towards the rear of the primary dwelling.</p>	<p>Yes</p>
<p>REQUIREMENTS FOR WINDOWS:</p> <ol style="list-style-type: none"> 1) Windows facing the side or rear property lines within 10' of the property lines must use clerestories, skylights, or obscured glazing. 2) Windows shall be of a similar dimension as those used on the primary dwelling. 3) Windows on the ground floor may be retained if compliant with Building and Fire Codes. Windows on the second floor must be brought into compliance with this section. 	<ol style="list-style-type: none"> 1) There is a window proposed on the northern (side) façade which is four feet (4') from the property line; this window will be required to provide obscured glazing. 2) The proposed windows are similar in design and material to those utilized on the primary dwelling. 3) The proposed ADU building will be required to meet all adopted building and fire codes at the time of construction. 	<p>Yes</p>
<p>BALCONIES AND DECKS:</p> <ol style="list-style-type: none"> 1) Shall not exceed 80 square feet in size. 2) Shall not be closer than 10 feet to a side or rear property line, unless adjacent to an alley. 3) No rooftop decks permitted. 	<p>No decks or balconies are proposed.</p>	<p>N/A</p>
<p>PARKING: Minimum of one parking space on site</p> <p>*This requirement may be waived if there is legal on-street parking along the street frontage of the property OR if the property is within ¼ mile of a transit stop.</p>	<p>Legal on-street parking is available along the frontage of the subject property and the Applicant has also proposed the installation of a new driveway and garage on the property.</p>	<p>Yes</p>

ATTACHMENT E – CONDITIONAL USE STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

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

Analysis: The proposed use is allowed in the underlying zone. The proposed design of the accessory unit is compliant with the ADU standards set forth in section 21A.40.200.

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

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

Analysis: The applicants are looking to establish an attached ADU in an established single family neighborhood. ADUs are permitted as conditional uses; the homeowner has proposed the construction of a new detached garage to house the proposed accessory dwelling unit. The lot is deeper than it is wide and the location of the proposed ADU minimizes any anticipated impact on the neighboring homes to the east and west of the subject property.

Finding: The use is compatible with surrounding uses.

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

Analysis:

The purpose of accessory dwelling units are to:

- 1) Create new housing units while respecting the appearance and scale of single-family residential development;
- 2) Provide more housing choices in residential districts;
- 3) Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
- 4) Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households;
- 5) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
- 6) Broaden the range of affordable housing throughout the City;
- 7) Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption;
- 8) Support transit oriented development and reduce auto usage by increasing density near transit; and
- 9) Support the economic viability of historic properties and the City's historic preservation goals by allowing accessory dwellings in historic structures.

The proposal is also consistent with the goals and policies outlined in *Growing SLC: A Five Year Housing Plan* which aims to increase housing options, promote diverse housing stock, and allow for additional units while minimizing neighborhood impacts.

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

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

21a.54.080B Detrimental Effects Determination

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

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	Accessory Dwelling Units are permitted as conditional uses in the R-1-7,000 Zoning District.
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 use is permitted as a conditional use in the underlying zoning district and supports the goal of increasing housing options found in <i>Growing Salt Lake</i> . The ADU is not altering the primary dwelling unit and is a residential use in a residential 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	The proposed use is residential in nature and is surrounded by other residential uses.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The scale of the proposed use is comparable to other accessory buildings in the area.
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	Access points to the proposed use are found on the public alley at the rear of the subject property. The alley connects to the public street, Park Street, and connects to other higher-capacity streets to facilitate the flow of traffic.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	There is one access point for the proposed use at the rear of the property to minimize any vehicular or pedestrian traffic of neighbors in the area.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site provides separate access for the proposed use at the rear of the property and minimizes points of conflict for vehicles, pedestrians, and cyclists.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The site has been designed with one access point for the proposed use to minimize any potential areas of conflict with vehicles in the abutting/adjacent street.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	Off-street parking is proposed in a new detached garage and driveway accessed off the public alley in the rear. All driveways and approaches will be required to comply with city standards.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	Utility service is available for connection to the proposed ADU.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The proposed use is residential in nature and is surrounded by other residential uses. There are no incompatible uses to screen, buffer, or separate as part of this request.
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 proposed use is not anticipated to contribute to noise, air, or water pollution beyond what is generally expected of residential uses.
13. The hours of operation and delivery of the use are compatible with surrounding uses	N/A	The proposed accessory dwelling unit is not a commercial business and does not have hours of operation.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	N/A	No signage or lighting is proposed beyond average residential lighting fixtures.
15. The proposed use does not undermine preservation of historic resources and structures	N/A	The accessory building is not a historic structure and the establishment of an ADU does not affect any surrounding historic structures.

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

ATTACHMENT F – PUBLIC PROCESS & COMMENTS

Notice of the public hearing for the proposal included:

- Early notification mailed November 18, 2021.
- Notification letter sent to Sugar House Community Council on November 18, 2021.
- Early notification period expired January 3, 2022.
- Public hearing notice mailed on January 13, 2022.
- Public notice posted on City and State websites and Planning Division list serve on January 13, 2022.
- Public hearing notice sign posted on January 13, 2022.


Public Input:

The Sugar House Community Council discussed this request at their meeting on Monday December 13, 2021 and was generally supportive of the request. The neighbors in attendance at the SHCC's meeting indicated their desire that the property not be used as a short-term rental and the property owner assured the neighbors it would not be rented short-term. The Sugar House Community Council has provided a letter to the Planning Commission which has been included with this attachment.



January 9, 2022

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2021-01122 Conditional Use Request for an ADU at approximately 2346 S Park St

This project was reviewed at the Sugar House Community Council's December 13, 2021 Land Use Committee meeting. We put out flyers in the neighborhood, to notify residents. We only had a couple of comments, and a few neighbors attended our meeting.

Mr. Floor is proposing a one-story Accessory Dwelling Unit of 648 feet in size. He is building a garage and an ADU in the rear yard with a driveway between the two buildings. He is unable to build the ADU on top of the garage due to height restrictions. He owns five homes in the neighborhood, and has fixed them up and keeps them in immaculate condition. He rents them out, and the renters have turned into long term residents because of the care he takes of the properties. He has no plans to use this for an Air BnB, This will either be a rental unit or a place for his children from Cleveland to stay when they come for a visit. Several neighbors spoke to how pleased they are with Mr. Floor as a member of the neighborhood.

We believe that this proposal complies with all the Standards for Conditional Uses and ask that you approve his request.

Enclosure:

Comments from the public

Flyer

COMMENTS 2346 PARK STREET ADU

Dec 13, 2021, 4:51 PM (17
hours ago)

RON LINDQUIST via server.aquasagtechnologies.com
to me

From: RON LINDQUIST <[REDACTED]><[REDACTED]>
Subject: 2435 S Park St

1. Are there any plans for improvements to the existing alley surface? Currently there is a mix of gravel, recycled asphalt, dirt, grass, and weeds.
2. Will any signage be included in the project? Currently no signs are in place.
3. Is the city planning to do service or maintenance in the alley such as snow removal, tree pruning, and cleaning of the area? Currently snow removal is non-existent and tree, brush, & weed control is taken on by those who own property along the alley.
4. Will the City begin parking enforcement in the alley? Currently parking enforcement is only done if an issue is reported.

From: Brian Price and Shauna Roman <[REDACTED]><[REDACTED]>
[REDACTED]>

Subject: 2435 S Park St

Our house is directly south of the property in question, the backyard shares a property boundary with Steve. We are VERY supportive of this project. Steve is absolutely an ASSET to this neighborhood. Steve has several properties in this neighborhood and has improved each and every one of them. His tenants are pleasant, friendly, clean, and welcome members of the neighborhood. In the past, the property in question was a 'drug house' and the backyard was a homeless 'tent city.' Since he has purchased the property, he has built a beautiful house for his own use. (Awesome color Steve!) He has always informed us of any construction efforts that may affect us. We have even loaned him tools to help him in his construction. The tenants of the ADU would likely use the city alleyway directly next to our house to access the property and the garage, with which we have NO issues. In fact, we believe more people using the alley for legitimate purposes would increase safety and decrease illicit activities like prowling, theft, auto break-ins, etc.

In short, we absolutely SUPPORT this project. We would further ask the council to please approve the conditional use proposal with all due haste

2436 Park St Detached Accessory Dwelling Unit



The purpose of this project is to construct an Accessory Dwelling Unit (ADU) and a 2-car garage at this address. Steve Floor, the owner, will also be the builder.

Please read the proposal and fill out the comment form on our website: <https://www.sugarhousecouncil.org/2346-s-park-street-adu/> Comments will go with the Sugar House Community Council letter to the Planning Commission. We will review this application at the Sugar House Community Council Land Use and Zoning Meeting (by zoom) on Monday December 13 at 6:00 p.m. If we receive a comment from you, we will send you a link to the zoom meeting.



2436 Park St Detached Accessory Dwelling Unit



The purpose of this project is to construct an Accessory Dwelling Unit (ADU) and a 2-car garage at this address. Steve Floor, the owner, will also be the builder.

Please read the proposal and fill out the comment form on our website: <https://www.sugarhousecouncil.org/2346-s-park-street-adu/> Comments will go with the Sugar House Community Council letter to the Planning Commission. We will review this application at the Sugar House Community Council Land Use and Zoning Meeting (by zoom) on Monday December 13 at 6:00 p.m. If we receive a comment from you, we will send you a link to the zoom meeting.



From: [ron.lindquist](#)
To: [Tubbs, Caitlyn](#)
Subject: (EXTERNAL) PLNPCM2021-01122
Date: Monday, November 22, 2021 7:47:06 PM

Caitlyn,

I am writing in regards to the proposed project at 2346 South Park Street. I do not have any questions or concerns about the proposal on the private parcel as described in the letter received today 11-22-2021. I do have some questions and concerns regarding the City alley way along the property line of the proposed project.

Questions:

1. Are there any plans for improvements to the existing alley surface? Currently there is a mix of gravel, recycled asphalt, dirt, grass, and weeds.
2. Will any signage be included in the project? Currently no signs are in place.
3. Is the city planning to do service or maintenance in the alley such as snow removal, tree pruning, and cleaning of the area? Currently snow removal is non-existent and tree, brush, & weed control is taken on by those who own property along the alley.
4. Will the City begin parking enforcement in the alley? Currently parking enforcement is only done if an issue is reported.

Concerns:

1. The surface of the alley is not sufficient for existing traffic levels. Dust when dry, and mud when wet cause pollution to the air and storm water. Weeds continue to grow and property owners spend time and money to keep things under control. Some property owners do more than others. Having additional traffic in the alley on a regular basis will make some of these issues worse.
2. There is not any signage in the alley. For one, the alley is a dead end. This is an issue because cars regularly drive to the end of the alley and have to back up several hundred feet in order to exit. Two of the property owners have a shared driveway that connects 500 East to the alley at about 2349 South. Typically these motorists cut through using this driveway and I am sure the property owners do not want this. They have posted a sign on their fence regarding this, but it doesn't seem to stop the issue. A dead end sign would be a good thing to add to help prevent unnecessary traffic. Parking in the alley is also an issue. It isn't uncommon for cars to park in the alley and making it difficult for cars to pass. If utility or emergency vehicles needed to enter for some reason they would not fit. Parking shouldn't be allowed since the width doesn't allow for enough room for these services, utility or emergency. No parking signs would could help to let people know it isn't allowed.
3. The maintenance of the alley is non-existent. Snow in the winter can make the alley inaccessible for some vehicles. Cars can easily get stuck, and snow & ice can cause slipping hazards for cars and pedestrians. Trees, brush, grass, and weeds are growing in and along the alley and require maintenance. There is one tree that hangs down so low that when full of

leaves you can't walk under it. Some property owners spend their own time and money to keep things clear, while some do not.

4. Parking enforcement isn't done in this alley. If this alley is considered primary access for a property owner, parking enforcement should be done as if it was a City street. People shouldn't have to knock on their neighbors door in order to leave their home. If a driveway approach is blocked in a city street, a parking violation would be written.

Solutions:

1. Pave the alley and provide storm drainage.
2. Install "Dead End" and "No Parking" signs.
3. Start snow removal, street sweeping, and tree trimming service.
4. Begin patrols for parking enforcement.

Please include my feedback in regards to the alley that will serve as access for the proposed ADU. Regarding the actual project on the private parcel, I am giving my full support and do not oppose of the plans provided.

Thank you,

Ron Lindquist



ATTACHMENT G – DEPARTMENT REVIEW COMMENTS

Building: No comments received.

Fire:

“both the garage and ADU is required to be fire sprinklered.

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.” – 11/22/2021 comment from Edward Itchon

Planning note/response: The Applicant contact Mr. Itchon and suggested he construct an additional driveway from park street towards the eastern face of the proposed ADU which would allow fire apparatus access to within 50’ of the building. Per an email from Mr. Itchon on October 13, 2021 this solution would meet the requirements of the fire code and the ADU would not be required to be sprinkled.

Public Utilities & Engineering:

The plans that were submitted did not show how the proposed ADU will receive sewer, water, gas and power. If the public way must be excavated for any utility services, a Permit to Work in the Public Way must be obtained prior to performing that work.” – 12/7/2021 comment from Scott Weiler

Transportation: “Two off street parking spaces are required for the single-family residence and one additional parking space is required for the ADU. The requirement for the additional parking space may be waived if there is legal on street parking along the frontage of the property OR if the property is located within one quarter mile of a transit station (21A.40.200.E.1.g). This property satisfies both requirements for waiving the parking requirement.

There are new parking areas shown on the plans. A new driveway approach is required for the new driveway on the north side of the residence. With the exception of legal shared driveways, driveways shall be at least six feet (6') from abutting property lines, twenty feet (20') from street corner property lines and five feet (5') from any public utility infrastructure such as power poles, fire hydrants and water meters. The plans should show the existing public infrastructure (water meter, power poles, trees, etc.) in proximity to the driveway on the plans. All parking and vehicle maneuvering areas must be hard surfaced (concrete or asphalt) and should be indicated on the plans." – 12/3/2021 email from Michael Barry