



Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Diana Martinez, Principal Planner / diana.martinez@slcgov.com /
801-535-7215
Date: January 3, 2022
Re: Detached Accessory Dwelling Unit – Conditional Use - [PLNPCM2021-00899](#)

CONDITIONAL USE

PROPERTY ADDRESS: 1167 E. Sherman Avenue
PARCEL ID: 16-08-478-046-0000
MASTER PLAN: Central Community
ZONING DISTRICT: R-1/5,000 (Single-Family Residential)

REQUEST:

The property owner, Jean Arment is requesting conditional use approval for a 15-foot tall, 420-square-foot detached accessory dwelling unit (ADU) that will be located along the northeast property line of the property at 1167 Sherman Avenue.

RECOMMENDATION:

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

ATTACHMENTS:

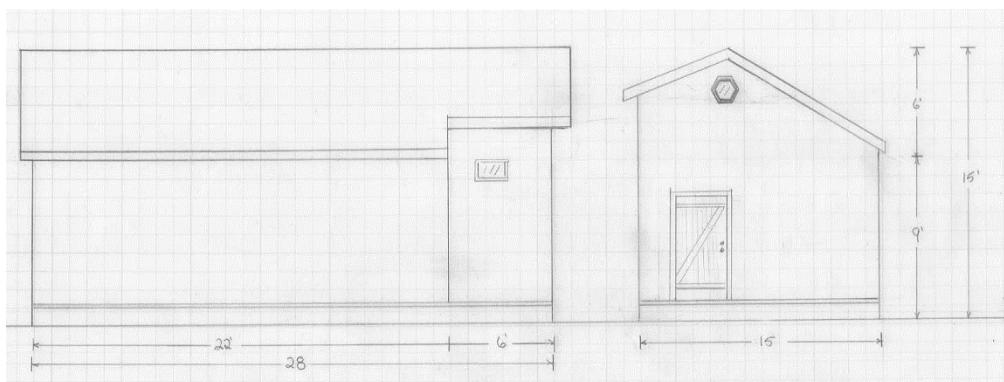
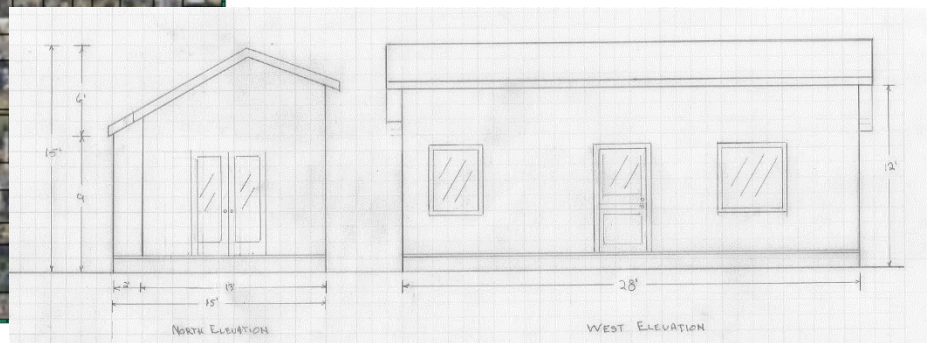
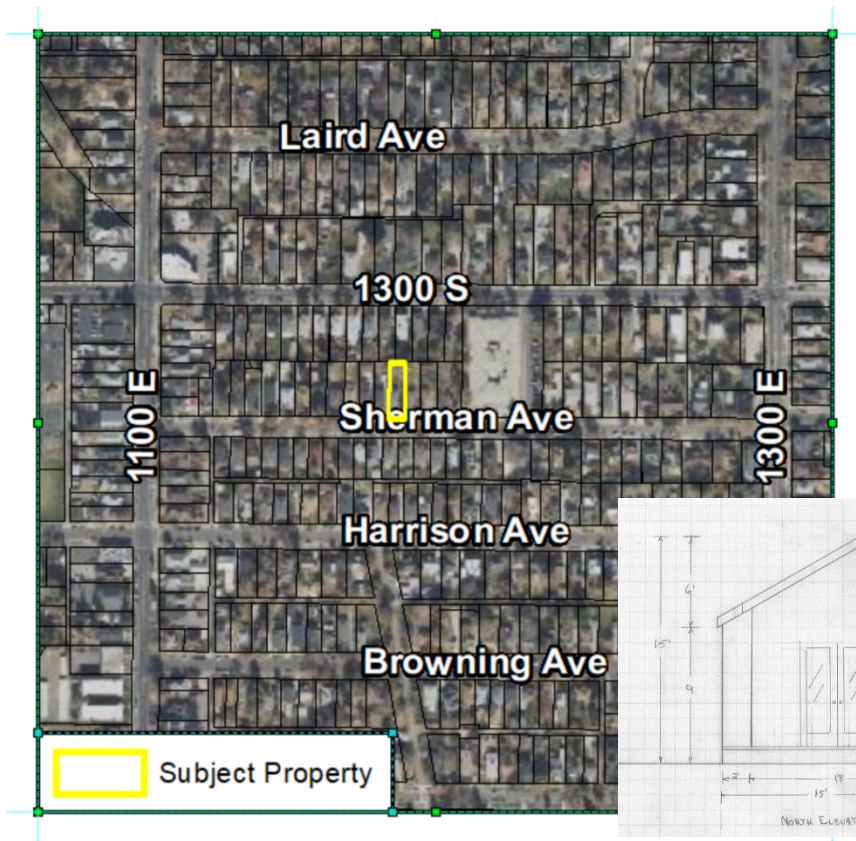
- A. [Vicinity Map](#)
- B. [Additional Information Provided by Applicant](#)
- C. [Property & Vicinity Photos](#)
- D. [Project Plans](#)
- E. [ADU Zoning Standards](#)
- F. [Conditional Use Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION:

The proposal is for a conversion and addition to the existing garage, to create a detached accessory dwelling unit (ADU) located at 1167 E. Sherman Avenue. The height of the ADU is proposed at 15 feet and 420 square feet in size. The subject parcel is located on Sherman Avenue between 1100 East and 1300 East.

The applicant can provide one on-site parking space allocated to the ADU on the driveway. There is also on-street parking that can be used.

The proposed ADU has a gabled roof and will not exceed the maximum height of 17 feet. The primary exterior building material for the east facing wall will be a hardie board siding (cement, fiber-glass matrix that is non-combustible) and for the other sides, the applicant plans to use cedar siding and may paint it similar to the color of the main dwellings brick color. The proposed windows are casement style, similar to several on the primary residence. The entrance to the proposed ADU faces the west.



Proposed elevations

PLANNING COMMISSION REVIEW:

The property is located in the R-1/5,000 zoning district, which is a single-family zoning district. A Conditional Use process is required for any ADUs located in a single-family zone. For complete analysis and findings in relation to the Conditional Use standards please refer to Attachment E.

NEXT STEPS:

Approval of Conditional Use

If the request is approved, the applicant will also need to comply with all zoning regulations and approvals 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 structure, once all regulations of approval have been met.

Notable requirements that will need to be complied with by the applicant:

- Public Utilities Department is requiring a new sewer lateral to be put in to handle the capacity of the proposed ADU and the main dwelling.
- The applicant has indicated that the ADU will be occupied by a relative. If this is not the case, the applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.

Denial of Conditional Use

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

If the Planning requests are denied, the applicant would not be able to establish an ADU on the subject property. An accessory structure could still be constructed on the property subject to meeting zoning requirements, however, it could not be used as an accessory dwelling. Accessory structures in the R-1/5,000 zoning district must be located a minimum of one foot from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 feet to the midpoint or 12 feet for a flat roof.

ATTACHMENT A – VICINITY MAPS

Vicinity Map



Salt Lake City Planning Division 9/23/2021

ATTACHMENT B – ADDITIONAL INFORMATION PROVIDED BY APPLICANT

August 29, 2021

RE: Conditional Use Application for an ADU at 1167 Sherman Ave.

Project Description and Conditional Use Information

Project Description

We propose to reconstruct the existing garage and convert its use to an Accessory Dwelling Unit for the Son of the Owner. Some of the original structure would be preserved while bringing the new structure up to meet all building and safety codes. We would like to preserve the long driveway and the original street view of the property as much as possible.

Conditional Use Information

All of the adjacent properties are residential. There will be no commercial uses for the ADU. This is Dwelling space for a Family member who already resides at the property.

This ADU is not being built as a rental property. It meets the requirements for the R-1000 zoning regulations. It was determined in the DRT meeting that other considerations such as access to a fire hydrant (directly across the street) and access to public transportation are satisfied.

The project has been discussed with the neighbor on the adjacent property to the east and she is amenable to the construction.

Minimum Plan Requirements

A digital (PDF) copy of the plans showing the Site plan and ADU plan details along with the elevations, type of construction, and exterior construction materials.

Thank you for your consideration of this project.

Jean Arment
Property Owner

ATTACHMENT C – PROPERTY AND VICINITY PHOTOS



Photo of the front of the main dwelling (looking north).

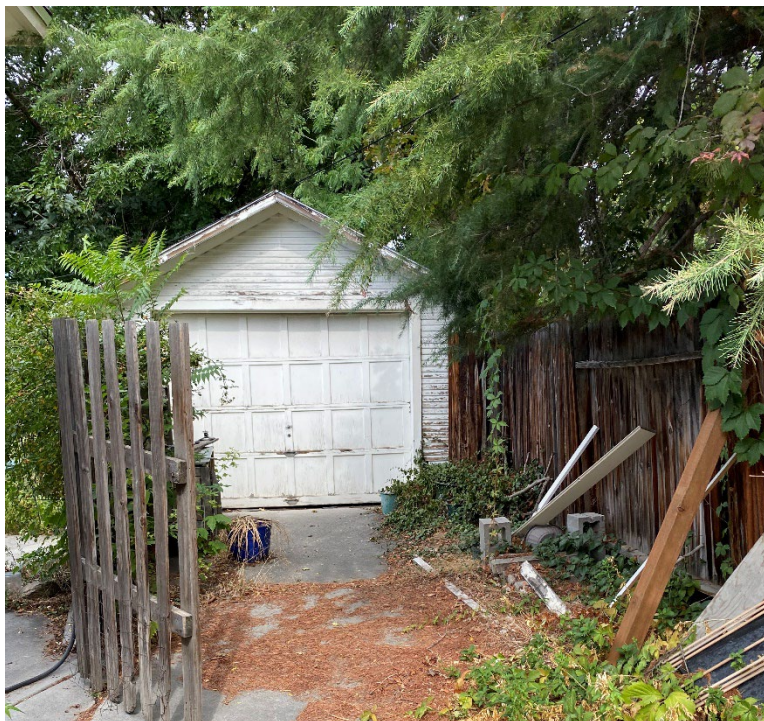


Photo of existing one-car
garage in rear yard
(looking north).

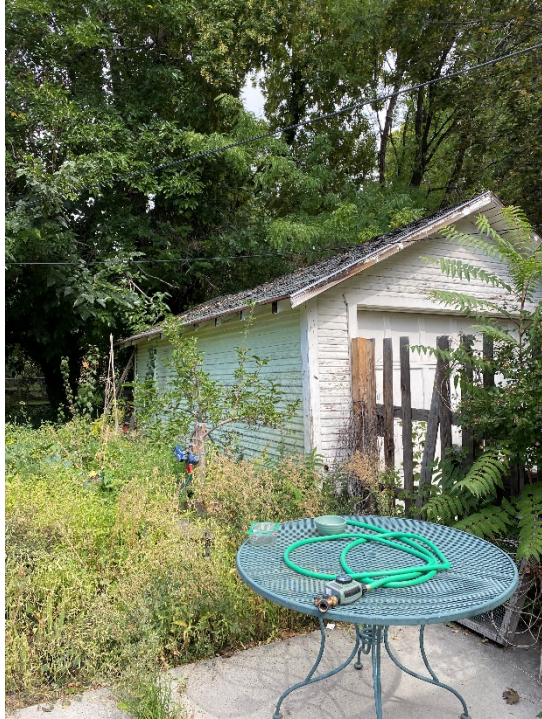


Photo of existing one-car garage (looking north-east).



Photo of the existing garage (looking east).



Photo of existing garage and main dwelling (looking to the south).

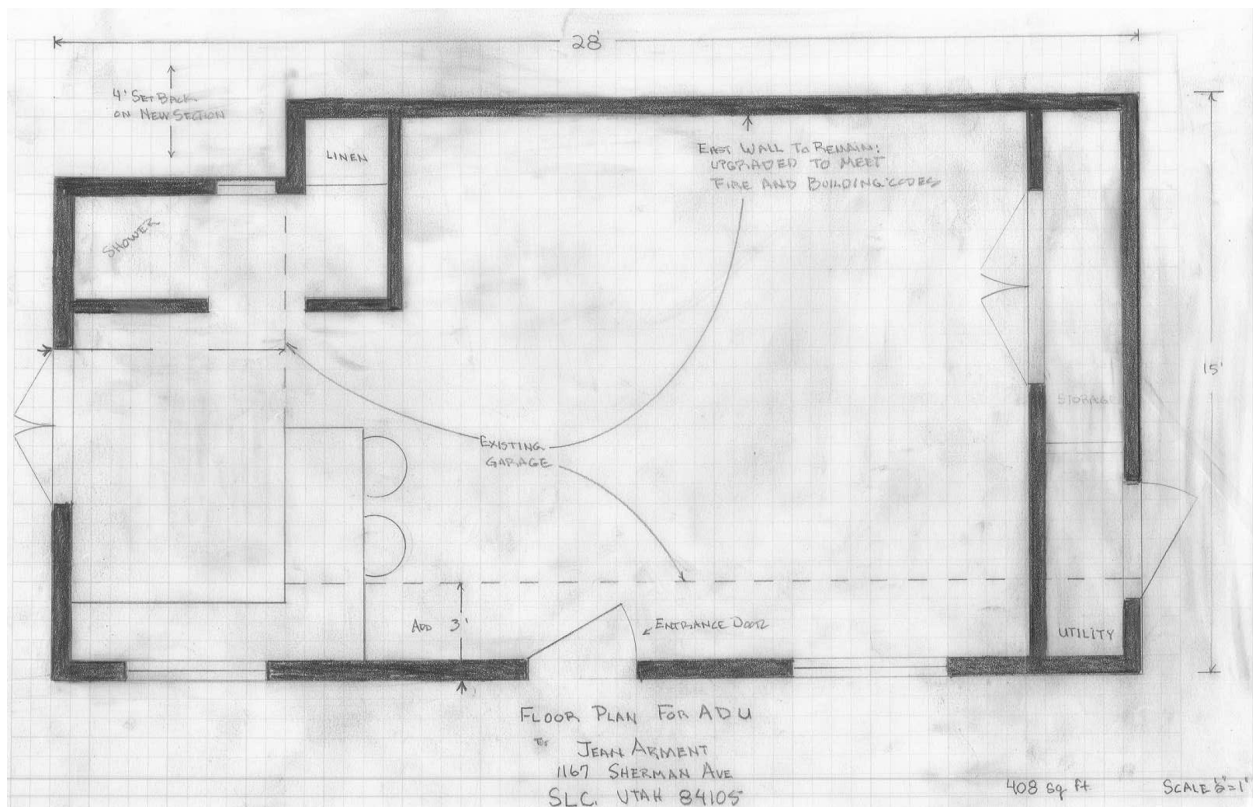
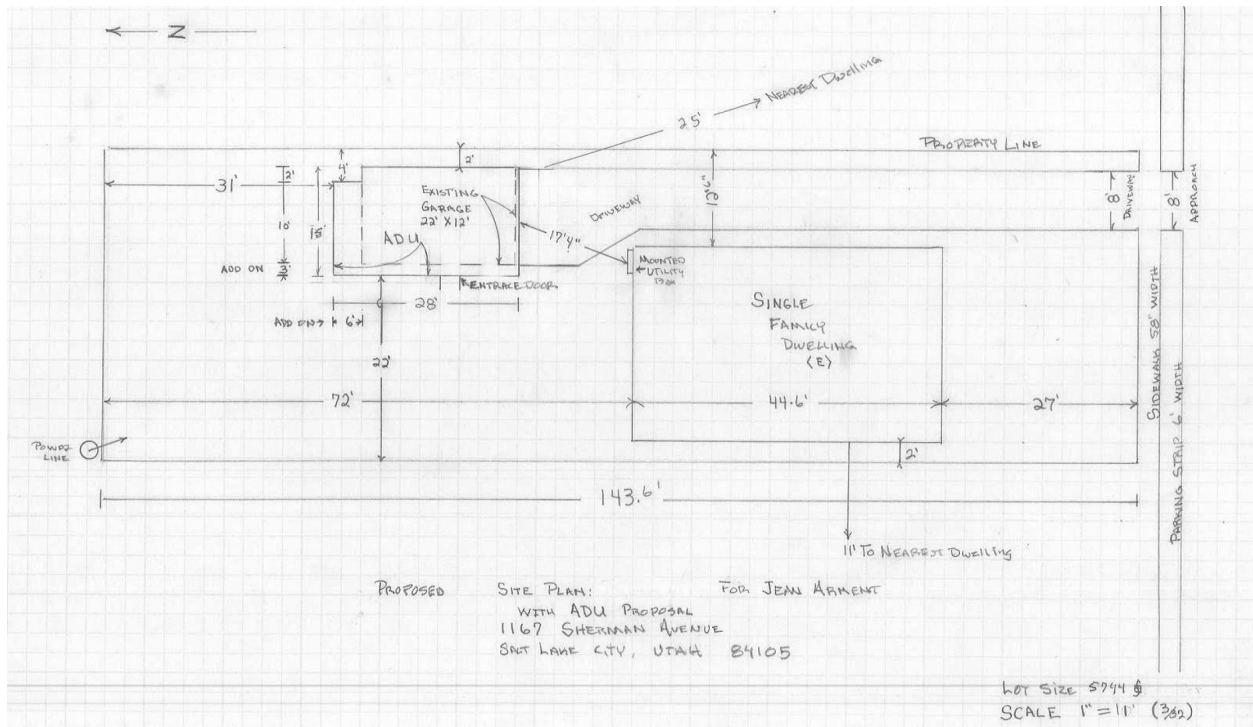


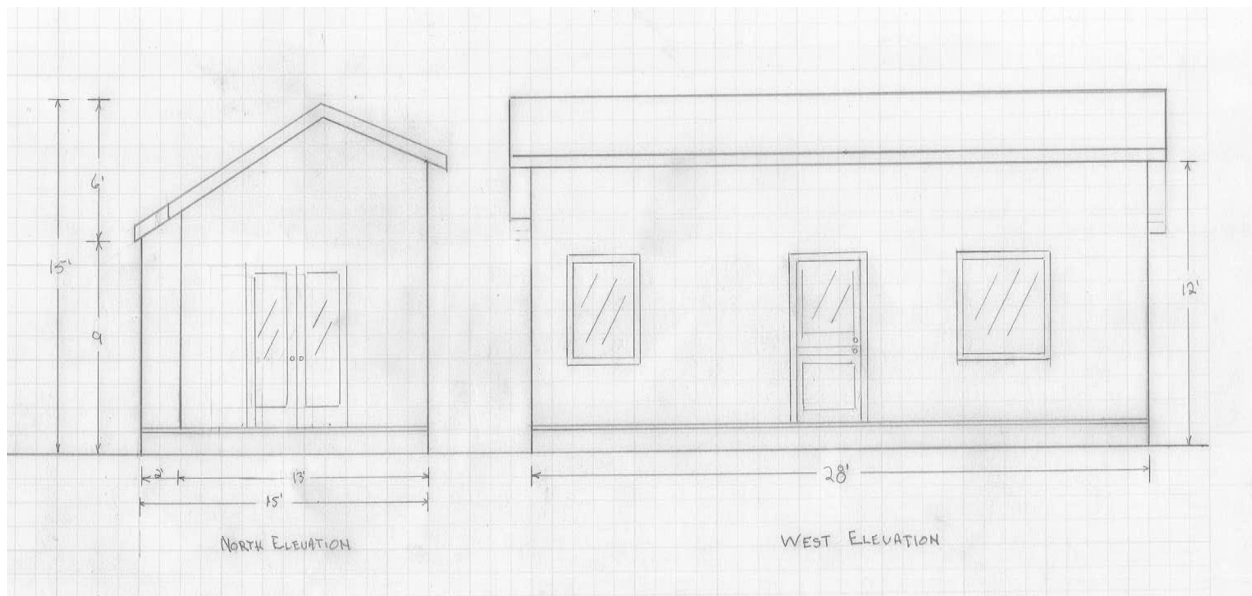
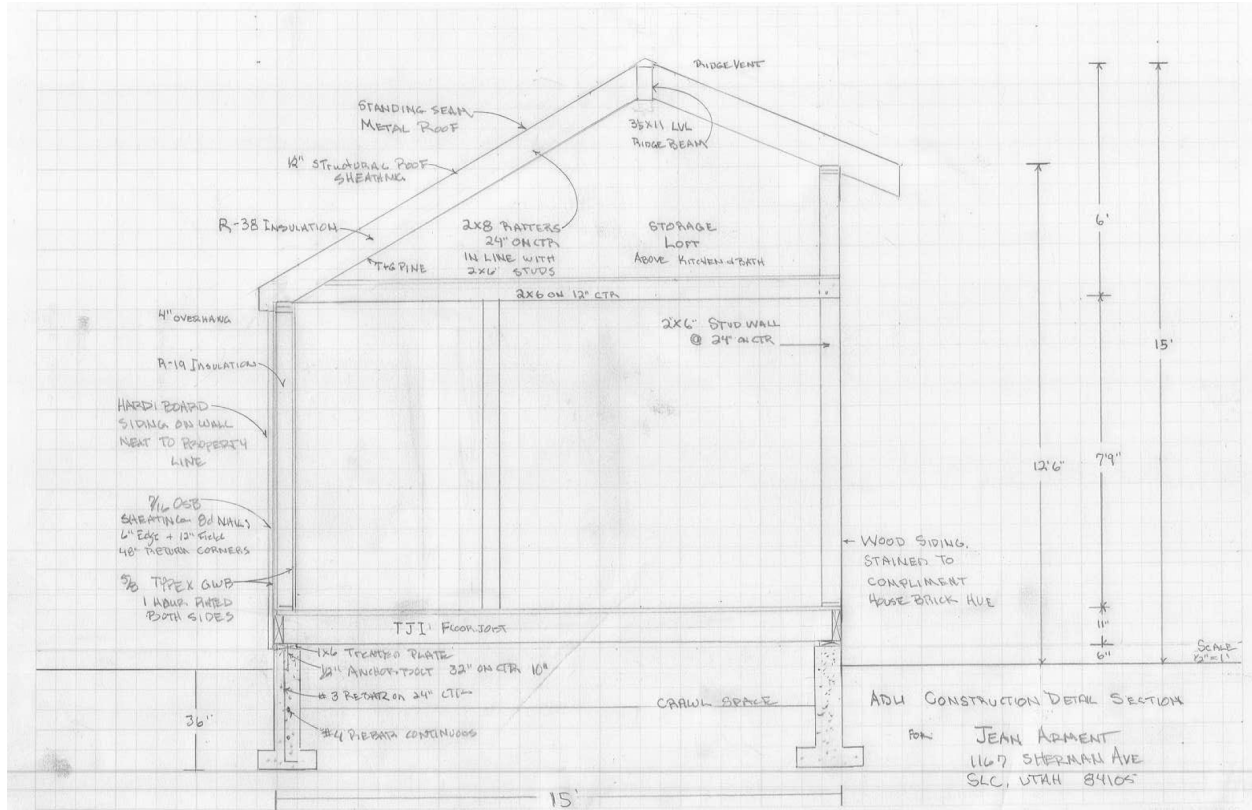
Photo of rear yard (looking to the north).

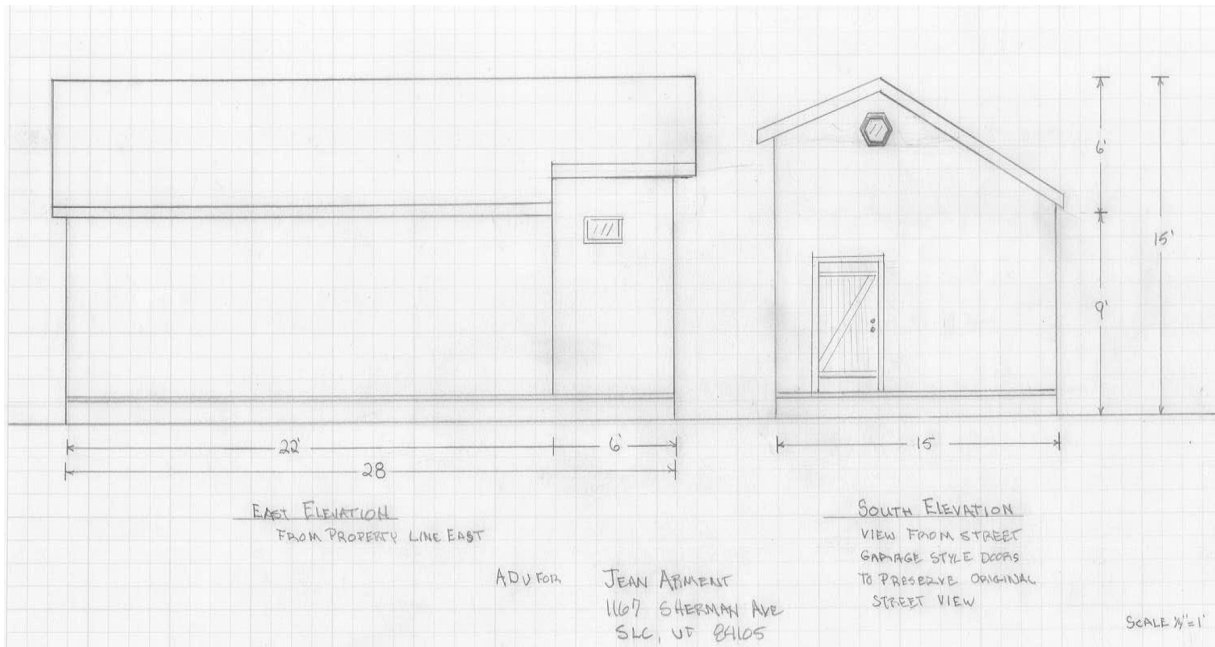


Photos of Sherman Avenue (left photo is north side of street – right photo is south side of street).

ATTACHMENT D – PROJECT PLANS







ATTACHMENT E – ZONING STANDARDS FOR ADUs

21A.40.200 – Accessory Dwelling Units

ADU STANDARDS	PROPOSED	COMPLIES Y/N
SIZE ADU footprint can be 50% of the footprint of the primary house up to a maximum of 650 SF.	Primary house is approximately 1,043 SF, ADU can be 50% of that up to the maximum 650 SF of gross floor area. Proposed gross floor area will not exceed 650 SF.	Complies
MAXIMUM COVERAGE The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.	Lot size is approximately 5,741 SF. 40% of the lot is 2,296 SF. Primary House/Porch – 1,043 SF Proposed ADU - 420 SF Total coverage –1,463 SF. The surface coverage of all principal and accessory buildings (including the proposed ADU) is approximately 25% of the lot.	Complies
HEIGHT 17 FT or the height of the single family dwelling on the property, whichever is less. *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 FT if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4' if the side or rear lot line is adjacent to an alley.	Approximately 15 feet. *The single-family dwelling on the property is taller than 17 FT, so the applicant could request an ADU with a height equal to the height of the house on the property.	Complies
SETBACKS Minimum of 4 FT from any side or rear lot line.	Located 2 FT from east side lot line, 31 FT from north rear lot line and approximately 20 FT from the west lot line. Ordinance 21A.40.200.E.3.C.2.b if the existing accessory building includes an addition, all of or portions of the existing structure may be used as an accessory dwelling unit provided the existing setbacks are not further reduced	Complies

<p>SEPARATION Located 10 FT from any primary dwelling on the property or adjacent property</p>	<p>Located approximately 12 FT from the primary house on the property and the closest house on an adjacent property is approximately 24 FT.</p>	<p>Complies</p>
<p>ENTRANCE LOCATIONS The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> • Facing an alley, public street, or facing the rear façade of the single family dwelling on the same property. • Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side of rear property line. 	<p>There are two entrances for the proposed ADU. One is oriented toward the west side yard and the second is oriented toward the north in the rear yard.</p>	<p>Complies</p>
<p>REQUIREMENTS FOR WINDOWS</p> <ul style="list-style-type: none"> • Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. 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. • Except as required in subsection E.3.g.1 of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure. 	<p>The applicant is proposing only one small window on the side of the ADU that is within ten (10) feet to the adjacent property.</p> <p>Windows are similar in dimension and design as the windows on the principal structure.</p>	<p>Complies</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 it's within 1/4 mile of a transit stop.</p>	<p>One parking space provided on site.</p> <p>*On-site parking could be waived because they have one legal street parking space.</p>	<p>Complies</p>
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ATTACHMENT F – 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 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 E](#), 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 is anticipated in the R-1/5,000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property.

Finding: The proposed development and use is generally compatible with the surrounding uses. There is an existing chain-link fence surrounding the rear yard.

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

Analysis: The subject property is located in the East Liberty Park Community Area within the Central Community Master Planning Area. The *Central Community Master Plan* includes a goal and policy related to the proposal. There is a goal to protect and encourage ongoing investment in low-density residential neighborhoods.

The city-wide, *Plan Salt Lake*, includes two initiatives related to the proposed ADU:

- Neighborhoods Initiative: Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change; and
- Housing Initiatives: Encourage housing options that accommodate aging in place.

These initiatives are applicable since the applicant plans for a family member to live in the ADU.

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

The R-1/5,000 Single-Family Residential District purpose states that the district provides “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.”

ADUs, while a conditional use, are compatible with single family neighborhoods. The design standards for the detached structures, like the proposed unit, ensure that the building is an appropriate scale and size, and is also designed to be compatible with the property's primary residence.

The purpose statement of the accessory dwelling unit section of the Zoning Ordinance identifies the following intentions:

- 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 *Central Community Master Plan*, *Plan Salt Lake*, *Growing SLC*, and the related purpose statements in the Zoning Ordinance.

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 Impacts Chart below for details).**

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	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 Attachment E .
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	As discussed under Conditional Use Standard 3 above, the proposed construction of an ADU is consistent with policies in the <i>Central Community Master Plan</i> , <i>Plan Salt Lake</i> , <i>Growing SLC</i> , and the zoning ordinance since it will provide another housing option and creates a new housing unit that respects the scale of the 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	<p>Uses surrounding the property are primarily single family residential and the Inn Between Institute development located within a block. The lots in this area are all relatively the same size, as are the homes which are mostly bungalow style.</p> <p>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. The mature landscaping will act as a buffer to the adjacent properties.</p>
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 main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU. The ADU is proposed in a location on the site that minimizes impacts to adjacent properties.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The main house on the subject property has a driveway located off Sherman Avenue. The ADU will be accessed from the existing driveway.

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The property has available parking on the street in front of the property so off-street parking for the ADU could be waived. It is not anticipated that the addition of the accessory unit will create adverse impacts from motorized, non-motorized and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site is designed for pedestrian access and will be improved with additional paths for access to the ADU.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	Vehicular access to the site is existing. The parking space for the ADU will be accessed from the existing driveway. Transportation provided comments on the proposal and has no objections stating that there is on street parking. No unreasonable impacts to the service level of the adjacent streets is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	Parking for the ADU could be waived because of the existing parking available and the on street parking in front of the property
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The Public Utilities department provided comments on the project. A new and separate sewer lateral will be required for the ADU and the main dwelling. This is separate the sewer lines from the neighboring dwelling. Public utility permit, connection, survey, and inspection fees apply and will be needed prior to the issuance of a building permit.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The surrounding properties are all residential uses and the proposed use is also residential. The proposed ADU may result in increased activity in the rear yard of the subject property. There is an existing chain-link fence surrounding the rear yard.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse 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	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 or National Historic District and the proposal does not involve removal of any historic resources or 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 G:

Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities related to the proposed project:

- September 21, 2021: Early notification regarding the project mailed out
 - Notices were mailed to property owners/residents within 300 feet of the proposal
- September 21, 2021: The Planning Division provided a 45-day comment period notice to the East Liberty Park Community Council but did not receive a request for the proposal to be heard at their meeting.
- Planning Division Open House –
 - A virtual open house was held from September 21 – November 5, 2021. Notices were mailed to property owners/residents within ~300 feet of the proposal and sent out on the City's Planning listserv and community council contacts.

Notice of the public hearing for the proposal included:

- Public hearing sign notice posted on the property on December 29, 2021
- Public hearing notice mailed on December 29, 2021
- Public notice posted on City and State websites and Planning Division list serve on December 29, 2021

PUBLIC INPUT:

Staff has received the following public input:

- Three emails in opposition to the application (attached).
- Two calls from the same unknown caller in opposition to the application (attached wording from call).
- One call from a neighbor wanting more information about the application.

** If more comments are received after the publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

COMMUNITY COUNCIL:

Staff has received a letter from the Community Council in support of the application. It is attached below.

1st - EMAIL

To: Diana Martinez, Principal Planner

From: Residents of 1171 E Sherman Avenue

Re: Proposed Accessory Dwelling Unit at 1167 E Sherman Avenue (Case # PLNPCM2021-00899)

Date: November 5, 2021

As property owners and residents of E Sherman Avenue, as well as next-door neighbors to Jean Arment, we're writing to object to the accessory dwelling unit proposed by Ms. Arment at 1176 E Sherman Avenue.

We oppose the proposed ADU for the following reasons:

- its proximity to our property and the inevitable privacy issues that will ensue if it's built
- the costly sewage issues that are likely to arise due to our shared line with 1176 E Sherman Ave.
- the parking and space concerns other residents of E Sherman Ave have already reported
- and our worry that current or future owners of 1176 E Sherman Ave. may wish to rent the unit on Airbnb or other online marketplaces.

First, the proposed ADU would be built in the northeast corner of Ms. Arment's property where a garage is currently located that already edges our property line. The proposed unit would not only be larger than the existing garage, it would also, of course, be occupied, which would significantly impinge upon our backyard privacy. As you can see in the attached photo, the existing garage is currently only 2.5 feet from our property line; the proposed ADU would not be any closer but it would be 7 feet taller, allowing any resident to look down into our backyard from the east-facing window we noted in the plans.

Second, we have major concerns regarding potential sewer line issues. We were only recently made aware (since it was not disclosed by the seller) that our new home shares a sewer line with 1176 E Sherman Ave. Ms. Arment suggested to us herself that if the new sewer line for the proposed ADU cannot be split off from the shared line, *we* would somehow be responsible for having a separate line installed. We reject this financial responsibility and believe any and all costs associated with the ADU should be paid by the property owner herself. We are further concerned that even if the existing line can be split, adding more users to the sewer capacity could cause costly damages in the future, which we are also unable and unwilling to pay for.

Third, we share the parking concerns of other residents on E Sherman Ave. who have also objected to this ADU. Though we recognize that narrow streets, parking issues, and impediments to public services (like trash and snow plowing) are not necessarily unique to this block, we nevertheless wish to corroborate the worries of our other neighbors on the street. E Sherman Ave is, indeed, quite narrow and we know the issues they listed would only be made worse by the proposed ADU.

Finally, although we know it is illegal for Ms. Arment or any future property owner to rent the proposed ADU on a short-term basis, we are also aware that Ms. Arment's son will only be occupying the unit for about 6 months out of the year, leaving the unit vacant for the remaining part of the year. We are concerned that the possibility of renting the unit for up to 6 months of the year could cause civil

disagreements between us and our neighbor, which are not in the purview of the city planning commission, but which could certainly be ameliorated if the unit is not approved.

We want to note, in conclusion, that we feel we are in a difficult position having recently purchased our home next door to Ms. Arment's property only a couple months ago. We wish to be good neighbors to everyone on our street, but we cannot approve the proposed ADU. Indeed, we would not have purchased the home had we known of Ms. Arment's plans or if the proposed ADU already existed.

Thank you for your attention to these concerns. Please let us know if you have any questions about our objections or require further information. You may contact us via email (lydiakerr@gmail.com or levi.seth.jackson@gmail.com) or by phone (646-431-6820 or 801-655-3102).

Best,

Lydia Kerr and Levi Jackson



2nd- EMAIL

From: Tracy and Jans Wager

To: Diana Martinez, Planner

Sent: 11/3/2021 11:08 PM

As property owners and residents on Sherman Avenue, we object to ADU proposed by Jean Arment at 1167 East Sherman Avenue.

We object for three primary reasons: the narrowness of the Sherman Avenue between 11th and 13th East, the density of existing residences and narrow lot sizes on the street, and the intense demand for limited on-street parking.

Sherman Avenue between 1100 East and 1300 East, the site of the proposed ADU, is a high-density residential street. Unlike the wide, two lane east-west streets from 13th to 17th South, Sherman Avenue is one driving lane wide when cars are parked on street, as is almost always the case - especially in the evening. Cars driving east or west on Sherman Avenue must pull over into open roadway spots (if there are any) to allow oncoming traffic to go by, as illustrated in the attached photo taken looking west down Sherman Ave in the vicinity of the proposed ADU. On trash days, this often becomes impossible. Due to the narrow lots on the street, most homes on Sherman only have a single parking spot in front of the house.

To make parking matters worse, some houses on Sherman have shared driveways or no driveways. Those residents must park on-street. One such shared driveway is next to us, right across from the proposed ADU location. The address proposing the ADU has 2 cars: one always in the drive and one in the single on-street parking spot. The rental house west of the proposed ADU lot has 3 renters, with 3 or more cars. As you can imagine, the parking issue often gets moved up or down the block. The spot in front of our house is often the only overflow spot for visitors to the houses below. Additional cars for the ADU will exacerbate the already overcrowded parking situation. The small size of the back yard where the ADU is proposed does not allow for adequate off-street parking or setbacks from neighbor property lines.

Because of the high density of existing homes, the narrow street width, and an existing lack of viable on-street parking, we feel the ADU will negatively affect our neighborhood.

Tracy and Jans Wager

3rd- EMAIL

From: Anne Beck

To: Diana Martinez, Planner

Sent: 11/5/2021 3:49 PM

Please do not allow an ADU at 1167 Sherman Avenue.

Sherman is not technically an avenue;* it is barely a street. Two cars going in opposite directions cannot pass; one must pull over. If there is a delivery truck also on the street, all bets are off. Driveways are narrow, if they exist at all. I have one of those shared driveways, and it's a mess. I get to choose spending 20 minutes trying to get in or out without scraping my car on either house; or, I can park on the street and risk having some idiot hit my car. (Every car I or members of my family have owned has been hit.)

There are some on this street who use more than their fair share - and the Arments are among them. The son has a huge double wide and long truck. He parks it not in the driveway or in front of their house, but anywhere else. He takes up space others need for garbage pickup and parking. Jean parks in the driveway, but she hardly drives. I call them out because even though three car spaces beyond the face of the house is required for ADU parking, their past behavior does not inspire confidence that they will comply. It will only get worse if the son lives there full time. Every one of our immediate neighbors is against this because of space and parking.

I remember when people were vying for permits to raise chickens. We were told our yards were too small and there was insufficient setback between houses. Interesting that a space too small for a chicken coop can accommodate a hut for people!

* avenue: a broad urban thoroughfare lined with trees on either side, with full traffic lanes and full pedestrian sidewalks.



Phone calls from Same Unknown caller:

1st call - 9/24/2021 @ 12:10 p.m.

“Yes, apparently there’s going to be an accessory dwelling unit at 1167 Sherman Avenue. I guess I’m against it, there’s so many high-density stuff now its just not right and especially by putting that up in people’s backyards don’t know. I’ll talk to you later bye.

2nd call – 9/29/2021 @ 10:22 p.m.

“Yes, I am against the accessory dwelling unit at 1167 E. Sherman Avenue. I think that its not right that a whole nother property, 15’ tall, 420 square feet can be backed up against a person’s fence. I think its just wrong and I’m against it thanks, bye.”

Additional Call:

12/8/2021

From: Neighbor to the north (anonymous)

In opposition of the ADU application. Concerned about the natural spring that is under the property.



EAST LIBERTY PARK community organization

November 23, 2021

Dear Salt Lake City Planning Commissioners:

We are writing you with reference to the proposed ADU at 1167 Sherman Avenue (Case number PLNPCM2021-00899).

As per our procedure, ELPCO not only reviewed the design and specifications for the ADU, but our neighborhood representative for the East Emerson area visited the site and spoke with the applicant about the project.

Based on this review and conversation, ELPCO supports the conditional use application for this property.

The applicant has a family member who works abroad on scientific expeditions and needs a place to store their gear when not in the country -- and a place to live when in Salt Lake City. This usage seems directly aligned with the stated purpose of ADUs and the motivation of the Salt Lake City Council to expand this housing option in Salt Lake City.

We are aware that some of the immediate neighbors are concerned about privacy and parking.

A review of the design indicates that the ADU would not be any closer to the adjacent property than the current detached garage on the site. In addition, there are no windows on the east-facing side of the ADU except a small high window in the bathroom for light. The elevation of the ADU would be higher than the current garage--with a roofline of 12.5 feet and roof peak of 15 feet.

The removal of the garage would eliminate the covered parking option at the house, but the driveway has space for at least three cars to park off the street.

In summary, ELPCO supports the conditional use application for this ADU at 1167 Sherman Avenue.

Sincerely,

Jason Stevenson
ELPCO, co-chair

Jeff Larsen
ELPCO, East Emerson Representative

ATTACHMENT H:

Department Review Comments

Public Utilities (Jason Draper)

This existing home is using a shared sewer lateral with the neighboring property 1171 East. A new ADU is not allowed on a shared sewer lateral. A new lateral will need to be installed for either this home and ADU or for the neighboring property. refer to sewer permit numbers 16736-37.

Transportation (Michael Barry)

The additional parking space required for the ADU can be waived and I was able to verify that (1) the residence is within one quarter mile or less of a transit stop (actually two transit stop; both 1100 E and 1300 E have bus service with a stop nearby Sherman Ave) and (2) there is legal on street parking along the frontage of the property. The parking requirement for the residence is satisfied by two tandem parking spaces with sufficient dimensions in the driveway adjacent to the house. This is where the previous and current residents have parked for decades with no problems.

Fire (Douglas Bateman)

A fire hydrant shall be located within 600-feet of all ground level exterior walls of the ADU. Measurements are following drive route and in straight lines and right angles.

Building Code comments for fire resistance ratings for walls closer than 5-feet to property line shall be met.