



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Brooke Olson, Associate Planner, brooke.olson@slcgov.com, 801-535-7118

Date: January 12, 2022

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2021-00344) and
Inline Addition- Special Exception (PLNPCM2021-00345)

Conditional Use and Special Exception

PROPERTY ADDRESS: 1362 South 600 East
PARCEL IDS: 16-18-230-014-0000
MASTER PLAN: Central Community – Low Density Residential
ZONING DISTRICT: R-1/5,000 Single-Family Residential

REQUEST: Salt Lake City has received the following requests from Kyle Muir for the property located at 1362 South 600 East:

1. Conditional Use approval to construct a 496 sq. ft. detached accessory dwelling unit in the rear yard of the property.
2. Special Exception approval to construct a 600 sq. ft. horizontal inline addition at the rear of the existing dwelling located on the property. The proposed addition extends the footprint of the existing dwelling 32 feet towards the western, rear property line and maintains the existing 3-foot 5-inch width of the northern side yard and the existing 3-foot width of the southern side yard.

Conditional Use Requirement

The subject property is located in the R-1-5000 (Single Family Residential) Zoning District which requires Conditional Use approval to construct a detached accessory dwelling unit (21A.33.020).

Special Exception Requirement

The R-1-5000 Zoning District requires minimum interior side yards of 4 feet in width on one side of the dwelling and 10 feet in width on the other side. As mentioned, the northern side yard of the existing dwelling is 3 feet 5 inches in width and the southern side yard of the existing dwelling is 3 feet in width.

It is important to note Salt Lake City Ordinance 64 of 2021 was published on December 2, 2021. This ordinance amended various sections of Title 21A of the Salt Lake City Code to eliminate Special Exceptions from the City's Zoning

Ordinances. Under the recently adopted provisions of Ordinance 64 of 2021, inline additions which expand the footprint of existing dwellings noncomplying as to interior side yard setbacks have been eliminated as Special Exceptions and are now reviewed under the Zoning regulations of Noncomplying Structures listed in subsection 21A.38.050 of the Salt Lake City Code.

However, the Special Exception application for this request (PLNPCM2021-00345) was deemed complete on October 5, 2021, prior to the publication of Ordinance 64 of 2021. Therefore, the request can be reviewed under the previous Special Exception regulations of 21A.52 which require Special Exception approval for inline additions which expand the footprint of existing dwellings noncomplying with yard area regulations (21A.52.030.A.14).

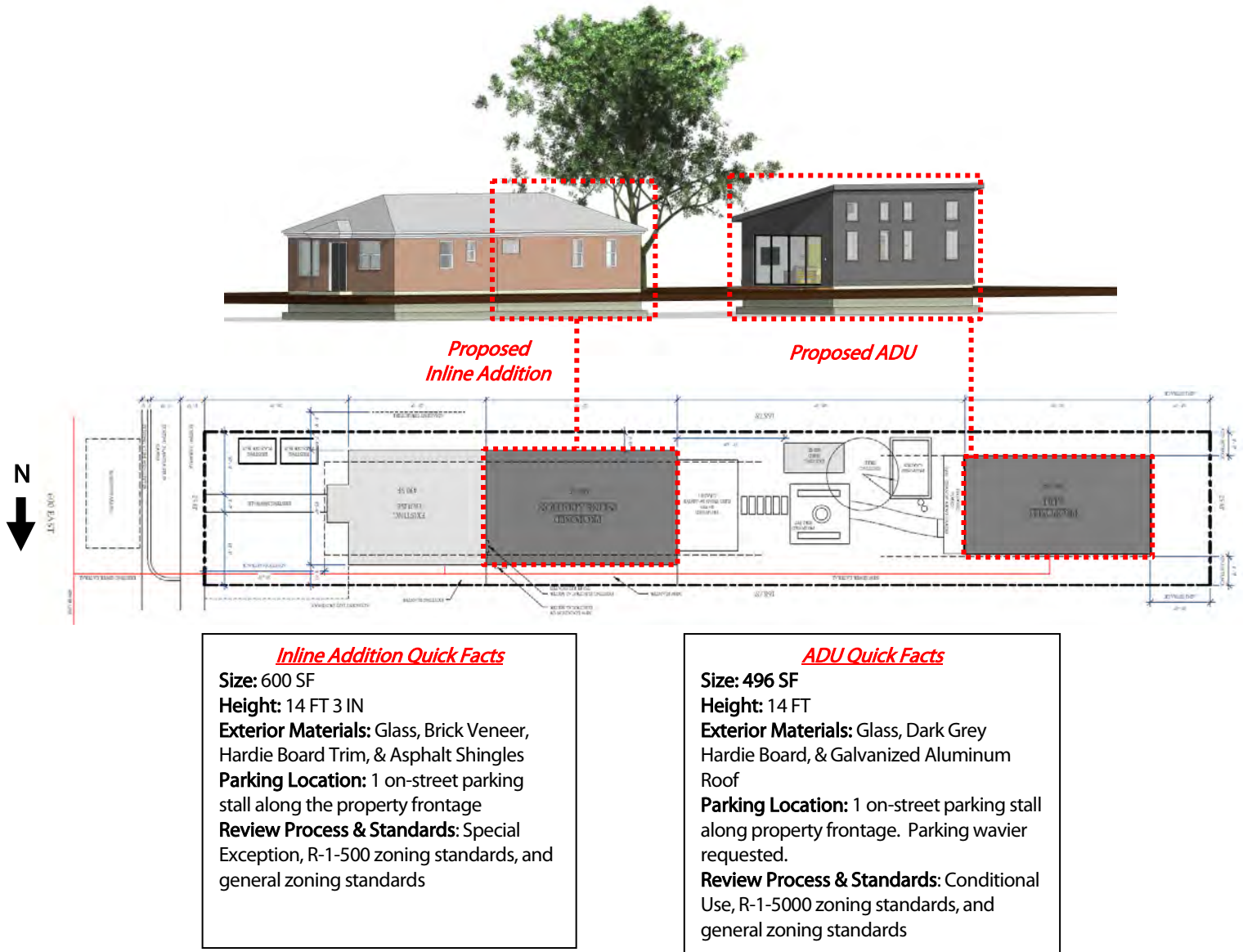
RECOMMENDATION: Based on the information in this staff report, Staff recommends that the Planning Commission approve the Conditional Use and Special Exception requests as proposed, and subject to complying with the following condition:

1. The applicant works with staff to provide an external, on-site pedestrian access from the street frontage of the property to the entrance of the detached Accessory Dwelling Unit.
2. The permit for the 600 square foot inline addition is approved prior to the construction of the 496 square foot Accessory Dwelling Unit.
3. Rental dwellings must be rented for a period of one month or longer as outlined in chapter 5.14 of the Salt Lake City Rental Dwellings Ordinance. Short term rentals of a period less than one month shall not be permitted.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Additional Applicant Information](#)
- D. [Site Visit Photographs](#)
- E. [Analysis of Standards - Accessory Dwelling Units](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Analysis of Standards – Special Exceptions](#)
- H. [Public Process and Comments](#)
- I. [Department Review Comments](#)

PROJECT DESCRIPTION:



Conditional Use Request:

The conditional use request is for approval to construct a detached accessory dwelling unit (ADU) in the rear of the property at approximately 1362 South 600 East. The proposed ADU will be approximately 496 square feet in area with a living room, bedroom, bathroom, kitchen, and laundry room. The ADU features a slanted roof measuring 14 feet in height at the highest point of the roof ridge.

The primary exterior building material of the proposed ADU is a dark grey, board and batten hardie board painted grey with smooth, dark grey, hardie board trim accents. The front eastern elevation of the proposed ADU contains sliding glass entrance doors which face the rear (western elevation) of the existing dwelling. The northern elevation has four windows which contain obscured glazing, one is located in the living room, two in the kitchen and one in the bathroom. In addition, four clerestory windows are located along the top of the northern elevation. The southern elevation has one window that contains obscured glazing and the rear (western elevation) contains one window with obscured glazing.

The ADU is positioned 10 feet from the rear (west) property line, 4 feet from the side (south and north) property lines, and 45 feet 2 inches from the proposed rear addition of the existing dwelling. Single-family homes are located to the south, east, and west of the subject property while a multi-family dwelling is located to the north. The nearest single-family dwelling on the neighboring properties to the south would be located approximately 45 feet from the proposed ADU. In addition, the proposed ADU will not be highly visible from 600 East.

The parking for the existing house is accommodated by one on-street parking space located on 600 East. The applicant has requested parking requirements for the proposed ADU be waived as the subject property is located within 1/4 mile of a transit stop, with the nearest bus stop located at approximately 500 East 1320 South.

Special Exception Request:

The Special Exception request is for approval to construct a 600 square foot horizontal, inline addition at the rear of the existing single family dwelling located on the property. The existing dwelling on the property is 19 feet in width, and 23 feet in length (430 square feet in area) and 14 feet 3 inches in height. The southern interior side yard of the existing dwelling is 3 feet in width and the northern, interior side yard is 3 feet 5 inches in width. The applicant is proposing to extend the footprint of the existing dwelling 32 feet towards the western, rear property line and maintain the existing noncompliant side yard setbacks of the existing dwelling. The closest structure to the south is located approximately 6 feet from the existing dwelling and the closest structure to the north is located approximately 13 feet away. The proposed addition maintains the existing distances between the neighboring structures to the north and the south as the existing dwelling.

KEY CONSIDERATIONS:

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

1. ADU Size
2. Parking Location
3. ADU Access
4. Adopted Master Plan Policies
5. Special Exception

1. ADU Size

21A.40.200 states the following:

An ADU shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling and shall not exceed six hundred fifty (650) square feet (SF).

The footprint of the existing principal dwelling on the property is approximately 430 square feet. The applicant is proposing to construct a 600 square foot inline addition, which will increase the footprint of the existing principal dwelling to 1030 square feet. If the 600 square foot inline addition is approved, the footprint of the proposed ADU could be up to 515 square feet in area. However, if the proposed inline addition is not approved, the footprint of the ADU would be limited to 215 square feet. As a condition of approval staff recommends the permit for the 600 square foot inline addition is approved prior to the construction of the 496 square foot Accessory Dwelling Unit.

2. Parking Location

The Zoning Ordinance requires one parking space for an ADU. The required parking space may be located on the property or on the street, if legal on-street parking is available in the front of the property. In this case, the property was developed with no vehicular access or on-site parking. One legally located on street parking space along the property frontage provides parking for the principal dwelling.

The applicant is requesting the ADU parking requirements be waived under section 21A.40.200.E.1.g. which states:

An accessory dwelling unit shall require a minimum of one on-site parking space. The parking requirement may be waived if:

- (1) Legally located on street parking is available along the street frontage of the subject property; or*
- (2) The subject property is located within one-quarter (1/4) mile of a transit stop.*

The subject parcel qualifies for a parking waiver as one on street parking space is located along the property frontage on 600 East. Additionally, the parcel is located within approximately .2 miles of the 500 East 1320 South bus stop and .23 miles of the 700 East 1316 South bus stop. A neighboring property owner has expressed concerns regarding the availability of the on-street parking and potential impacts the proposal may have on the street parking in the area. Since the property is located within close proximity to Liberty Park and a number of restaurants the on-street parking along 600 East is heavily utilized. The Transportation Division has reviewed the proposal for the property and has determined the proposal presents minimal impacts to the on-street parking in the area.

3. ADU Access and Rental Restrictions

The existing, principal dwelling on the property is accessed from the sidewalk along 600 East. Staff has a concern the proposed site plan lacks an onsite pedestrian access from the street frontage of the property to the entrance of the ADU in the rear yard. As proposed, the tenants of the ADU would have to walk through the principal dwelling to access the rear yard of the property. The rear yard of the property can be accessed by the vehicular drive approach and driveway of the neighboring property to the north; however, the subject parcel has no recorded access easements to use the vehicular access directly north. As a condition of approval staff recommends the applicant work with staff to provide an external, on-site pedestrian access from the street frontage of the property to the entrance of the detached Accessory Dwelling Unit.

A neighboring property owner is concerned the principal dwelling and proposed ADU will be used for short term rentals. Rentals providing lodging for a period less than one month are classified as motel/hotels in 21A.62.040 of the Zoning Ordinance and are not a permitted use in the R-1-5000 Zoning District (21A.33.020). Rental dwellings on the subject parcel must be rented for a period of one month or longer as outlined in chapter 5.14 of the Salt Lake City Rental Dwellings Ordinance. Short term rentals of a period less than one month shall not be permitted. Staff has included this requirement as a recommended condition of approval.

4. Adopted Master Plan Policies

The proposed ADU is consistent with the goals and policies outlined within the *Growing SLC: A Five-Year Housing Plan 2018-2022*. One of the goals outlined in the Housing Plan is to increase housing options. Accessory dwelling units provide and promote diverse housing stock by providing additional units, while minimizing neighborhood impacts. The proposed ADU is consistent with the goals established within the Housing Plan.

The proposed ADU is consistent with the following Residential Land Use Goals/Policies included in the Central Community Master Plan:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

Consistency with Salt Lake City's master plans is also discussed in [Attachment E](#).

5. Special Exception

As mentioned, the Special Exception request is for approval to construct a 600 square foot horizontal, inline addition at the rear of the existing single-family dwelling located on the property. The subject parcel has a lot width of approximately 25 feet and a length of 168 (4,288 sq. ft. in area). The existing dwelling on the property is 14 feet 3 inches in height, 19 feet in width and 23 feet in length (430 square feet in area), which is significantly smaller than any dwelling in the surrounding neighborhood. The northern interior side yard of the existing dwelling is 3 feet, 5 inches in width and the southern, interior side yard is 3 feet in width. Due to the physical restrictions of the property, very limited design options are available to expand the square footage of the existing dwelling. The proposed addition maintains the existing noncomplying side yards of 3 feet 5 inches on the northern side and 3 feet on the southern side while extending the rear façade of the existing dwelling by 32 feet. Additionally, the proposed addition will match the 8-foot wall height and 14-foot 3-inch roof height of the existing dwelling.

The primary exterior building material on the existing dwelling is brick veneer with wood trim and an asphalt shingle roof. The plan set indicates the proposed inline addition will match the existing roof lines and exterior materials of the existing dwelling. Overall, the proposed inline addition attempts to preserve the character of the neighborhood as well as the design, orientation, and appearance of the existing single-family dwelling while creating more livable space on the property.

Analysis with the inline addition special exception standards is in Attachment G. The proposed inline addition is consistent with these standards.

PLANNING COMMISSION REVIEW:

The property is zoned R-1/5,000 Single-Family Residential. A Conditional Use approval is required for any ADUs that are located in a single-family zoning district. For complete analysis and findings for compliance with zoning standards for Accessory Dwelling Units and Conditional Use standards, and Special Exception standards please refer to [Attachment E](#) and [Attachment F](#) and [Attachment G](#).

NEXT STEPS:

Approval of Conditional Use

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon meeting all conditions of approval, including the registration process requirements outlined in 21A.40.200F of the zoning ordinance.

Denial of Conditional Use

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

If 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.

Approval of Special Exception

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits.

Denial of Special Exception

If denied, the applicant would need to modify the proposed addition to meet the side yard setback requirements of the R-1-5000 Zoning District.

ATTACHMENT A: VICINITY MAP



Salt Lake City Planning Division 10/15/2021

ATTACHMENT B: PLANS

A

B

C

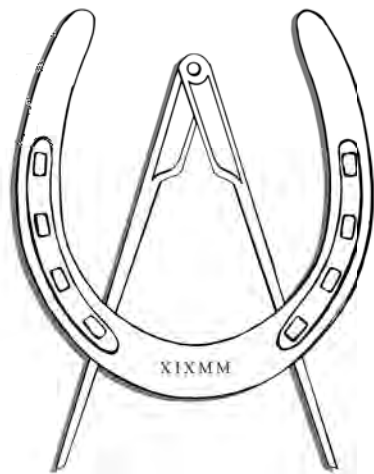
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ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
A000	COVER
A001	ARCHITECTURAL SITE / UTILITY PLAN
A101a	ADDITION FLOOR PLANS
A102b	ADU FLOOR PLANS
A201a	ADDITION EXISTING/DEMO ELEVATIONS
A202a	ADDITION NEW ELEVATIONS
A203b	ADU EXTERIOR ELEVATIONS
A501	ARCHITECTURAL DETAILS

KYLE MUIR - ADDITION & ADU

1362 SOUTH 600 EAST SLC, UT 84105

NOVEMBER 2021

CONSTRUCTION DOCUMENTS



MARK	REVISION	DATE	DATE: NOVEMBER 2021
			PROJECT #: 21-04
			DESIGNED BY: ZDH
			<small>PROPERTY OF IRON HORSE ARCHITECTURE LLC. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION WITHOUT WRITTEN CONSENT OF IRON HORSE ARCHITECTURE LLC IS PROHIBITED. DISSEMINATION OF ANY ARCHITECTURAL OR ENGINEERING PLANS ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF IRON HORSE ARCHITECTURE LLC.</small>

PROJECT: KYL MUIR - ADDITION & ADU 1362 SOUTH 600 EAST SLC, UT 84105	
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SHEET NAME: COVER	SHEET NUMBER: A000
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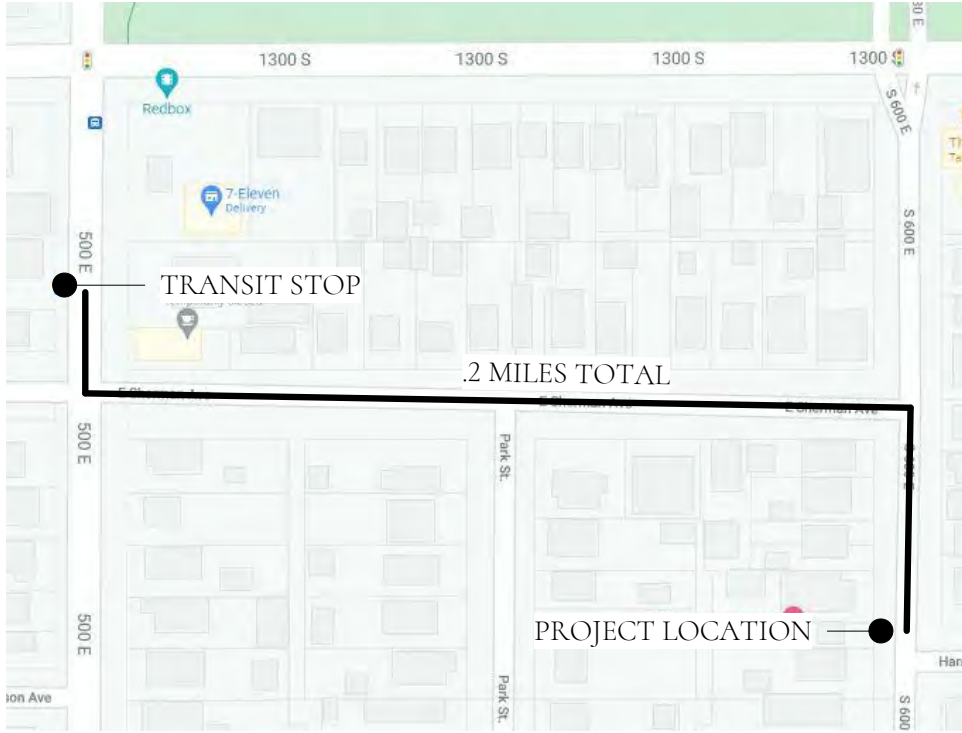
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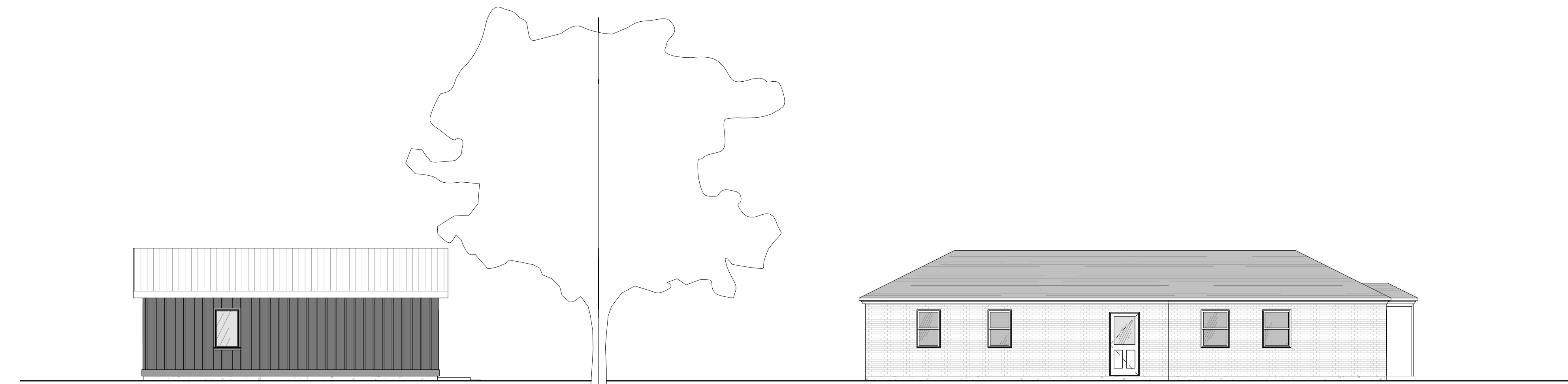
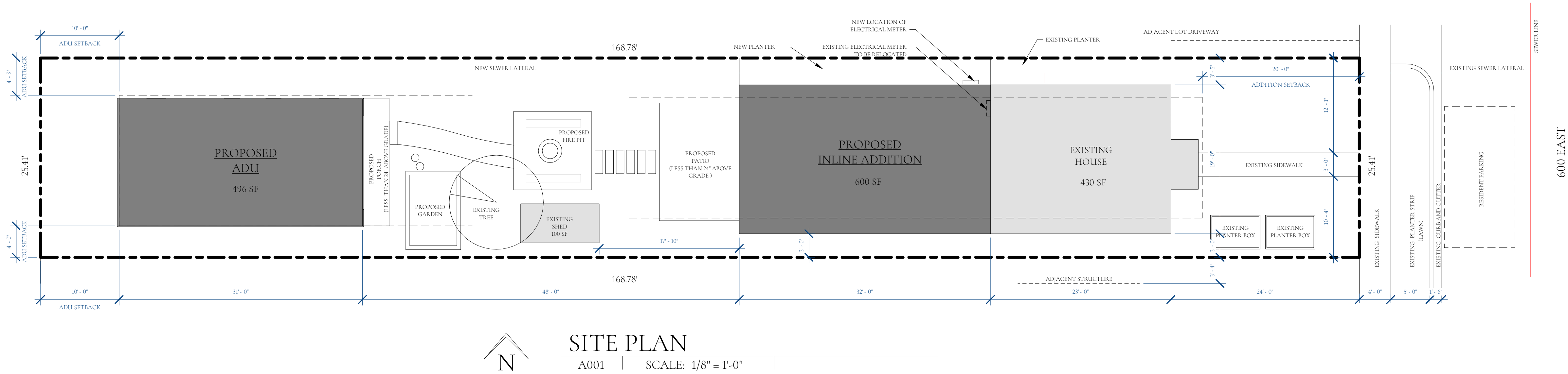


ADU PARKING REQUIREMENT

21A.40.200.E.1.g.:

The parking requirement may be waived if:

- (1) Legally located on street parking is available along the street frontage of the subject property; or
- (2) The subject property is located within one-quarter (1/4) mile of transit stop.



SITE ELEVATION

A001 | SCALE: 1/8" = 1'-0"

LOT COVERAGE	
Total Lot Acreage	.09 (4288 SF)
Total Lot Coverage	1,676 SF
(39% coverage)	
Total Rear Yard	2,155 SF
Total Rear Yard Coverage	596 SF
(28% Coverage)	
Existing Shed	100 SF
Existing House SF	430 SF
Addition SF	600 SF
New Total SF	1,030 SF
Detached Unit SF	496 SF

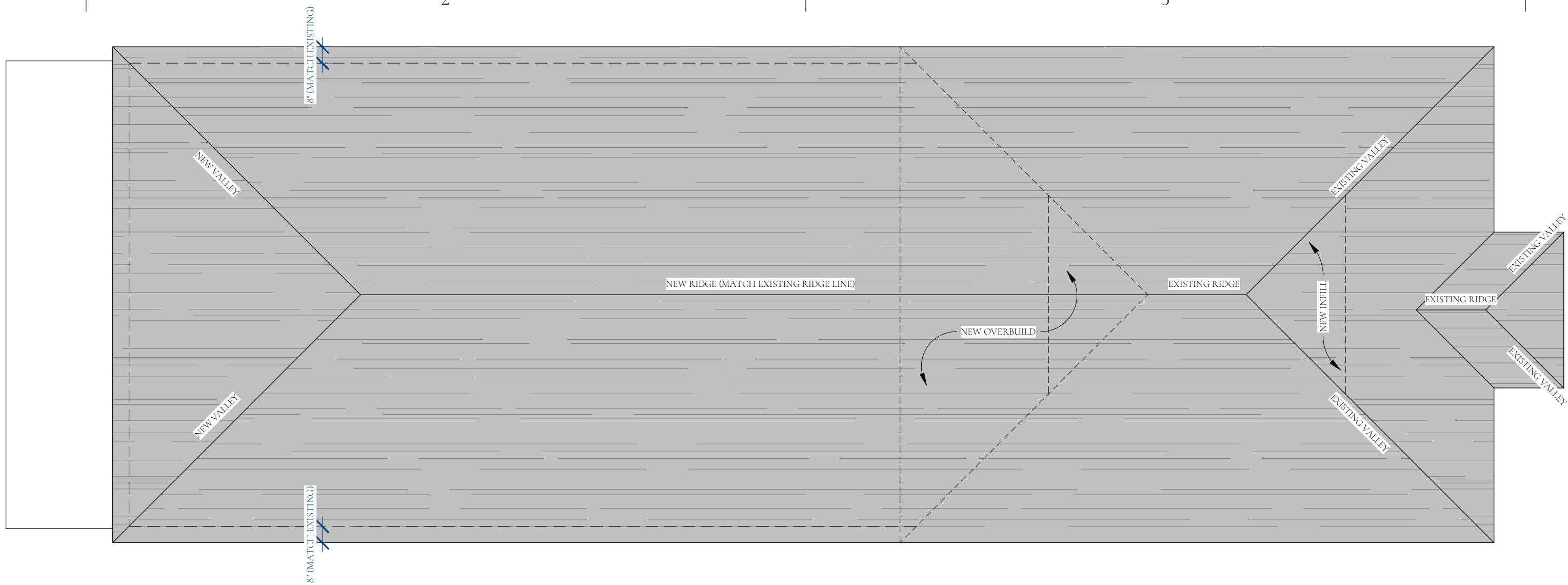
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			DESIGNED BY: ZDH
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KYL MUIR - ADDITION & ADU			
1362 SOUTH 600 EAST SLC, UT 84105			
SHEET NAME: ARCHITECTURAL SITE / UTILITY PLAN			SHEET NUMBER: A001

NOT FOR CONSTRUCTION

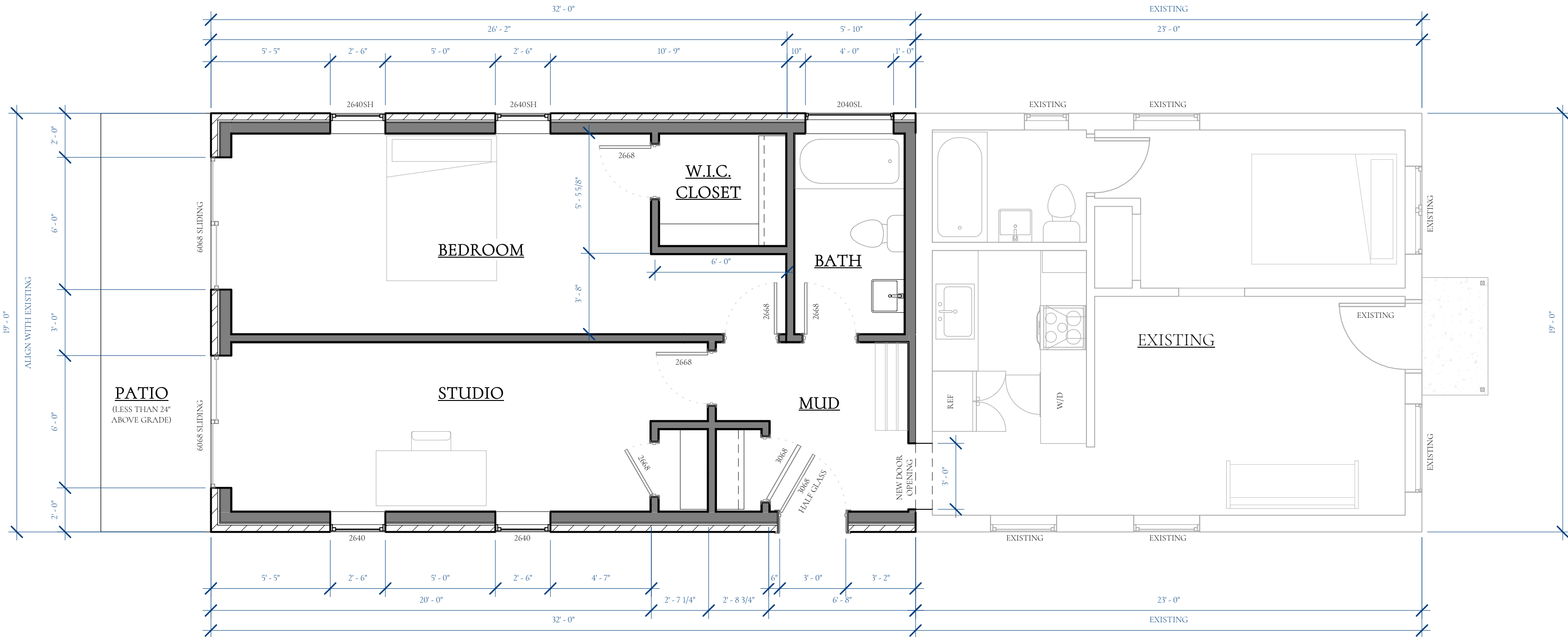


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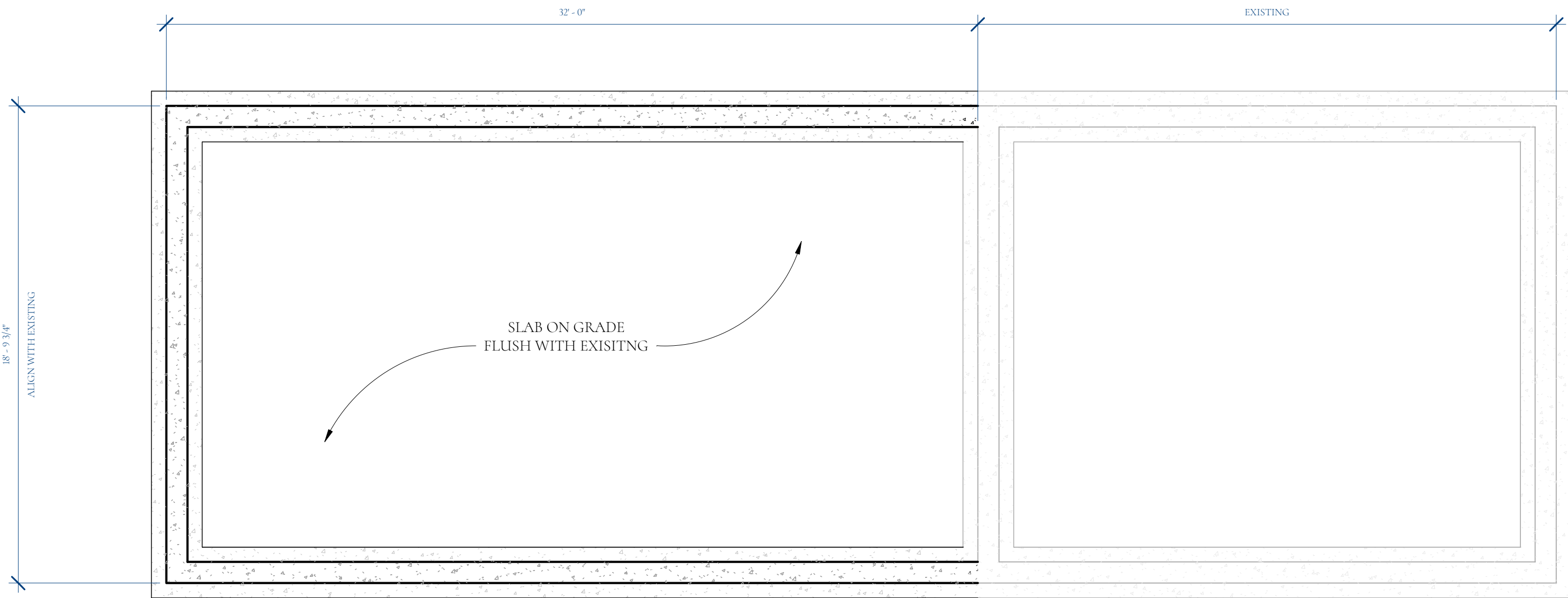
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B2 NEW ROOF PLAN
A101a SCALE: 1/4" = 1'-0"



C2 FIRST FLOOR PLAN
A101a SCALE: 1/4" = 1'-0"



D2 FOOTING/FOUNDATION PLAN
A101a SCALE: 1/4" = 1'-0"

SYM	DESCRIPTION	NOTE
	LED WRAPAROUND CEILING LIGHT	
	CEILING FAN	
	CHANDELIER	
	CEILING MOUNTED LIGHT	
	WALL MOUNTED LIGHT	
	RECESSED LIGHT	
	SWITCH	
	DIMMING SWITCH	
	110 DUPLEX OUTLET	
	110 GROUND FAULT INTERRUPT OUTLET	
	110 WATER PROOF OUTLET	
	CEILING MOUNTED 110 DUPLEX OUTLET	
	220 OUTLET	
	EXHAUST FAN	
	THERMOSTAT	
	SMOKE DETECTOR	
	CARBON MONOXIDE DETECTOR	
	CAT 5	
	DOOR BELL	
	CHIME	

GENERAL NOTES

- GERNERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.) FINISHED GRADE SHALL SLOPE AT A MINIMUM OF 2% AWAY FROM STRUCTURE. DIMENSIONS ARE MEASURED FROM STUD TO STUD.
- DOORS ARE TO BE CENTERED IN SPACE OR STANDARD OFFSET FROM ADJACENT WALL, IF NOT OTHERWISE DIMESIONED.
- ALL WORK BEING DONE MUST BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF IRC AND ALL LOCAL CODES AND REGULATIONS.
- COORDINATE ALL DRAWINGS WITH STRUCTURAL DRAWINGS AND SPECS.
- DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERED SPECS.

MARK	REVISION	DATE	DATE: NOVEMBER 2021 PROJECT #: 21-04 DESIGNED BY: ZDH
PROJECT: KYLE MUIR - ADDITION & ADU 1362 SOUTH 600 EAST SLC, UT 84105			PROPERTY OF IRON HORSE ARCHITECTURE LLC. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION WITHOUT WRITTEN CONSENT OF IRON HORSE ARCHITECTURE LLC IS PROHIBITED. DESIGNER IS NOT AN ARCHITECT OR ENGINEER. PLANS ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION. IRONHORSE-ARCHITECTURE
SHEET NAME: ADDITION FLOOR PLANS			SHEET NUMBER: A101a

NOT FOR CONSTRUCTION



IRON HORSE

ARCHITECTURE

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SHEET NOTES

- ELECTRICAL METER
- ELECTRICAL PANEL
- GAS METER
- HOSE BIB. MUST BE BACKFLOW PROTECTED.
- FLOOR DRAIN
- RAILING @ MIN 36" HEIGHT WITH NO SPHERE OPENING GREATER THAN 4". NO HORIZONTAL RAILS ARE NOT ALLOWED. STYLE AND COLOR TO BE DETERMINED BY HOME OWNER.

ELECTRICAL SYMBOLS

SYM	DESCRIPTION	NOTE
	LED WRAPAROUND CEILING LIGHT	
	CEILING FAN	
	CHANDELIER	
	CEILING MOUNTED LIGHT	
	WALL MOUNTED LIGHT	
	RECESSED LIGHT	
	SWITCH	
	DIMMING SWITCH	
	110 DUPLEX OUTLET	
	110 GROUND FAULT INTERRUPT OUTLET	
	110 WATER PROOF OUTLET	
	CEILING MOUNTED 110 DUPLEX OUTLET	
	220 OUTLET	
	EXHAUST FAN	
	THERMOSTAT	
	SMOKE DETECTOR	
	CARBON MONOXIDE DETECTOR	
	CAT 5	
	DOOR BELL	
	CHIME	

GENERAL NOTES - ELECTRICAL

- ALL ELECTRICAL FIXTURES AND THEIR PLACEMENTS ARE TO BE VERIFIED WITH HOME OWNER PRIOR TO INSTALLATION.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IRC, NEC ALL LOCAL CODES.
- INSTALL CARBON MONOXIDE DETECTORS ON EACH LEVEL IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- INSTALL SMOKE DETECTORS IN EACH BEDROOM
- AIR REMOVED FROM EACH EXHAUST FAN SHALL BE DISCHARGED TO THE OUTDOORS IN ACCORDANCE WITH IRC SECTION M1506.3.

GENERAL NOTES

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- COORDINATE ALL DRAWINGS WITH STRUCTURAL DRAWINGS AND SPECS.
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PROJECT:

KYL MUIR - ADDITION & ADU

1362 SOUTH 600 EAST
SLC, UT 84105

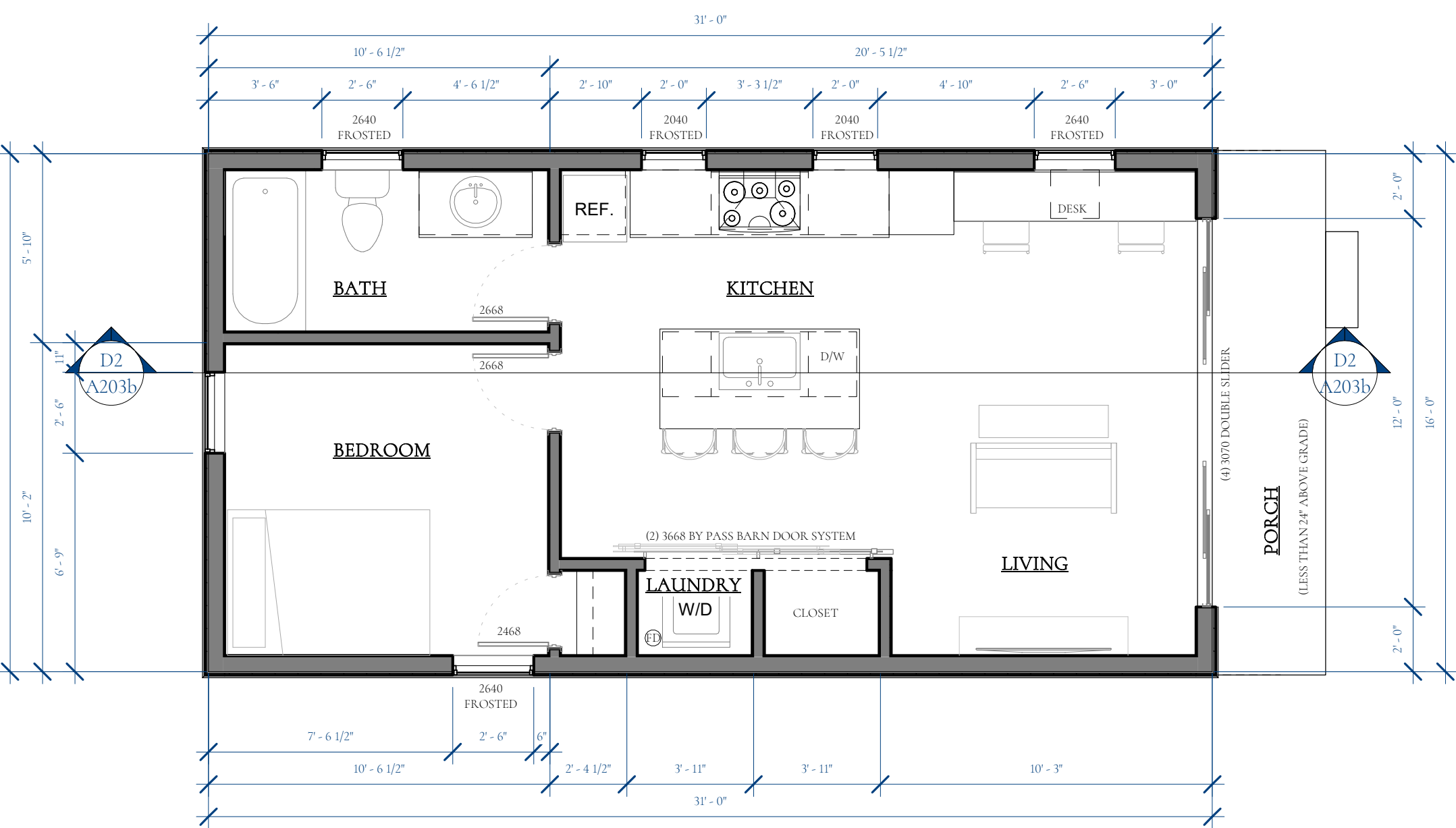
SHEET NAME:

ADU FLOOR PLANS

SHEET NUMBER:

A102b

NOT FOR CONSTRUCTION

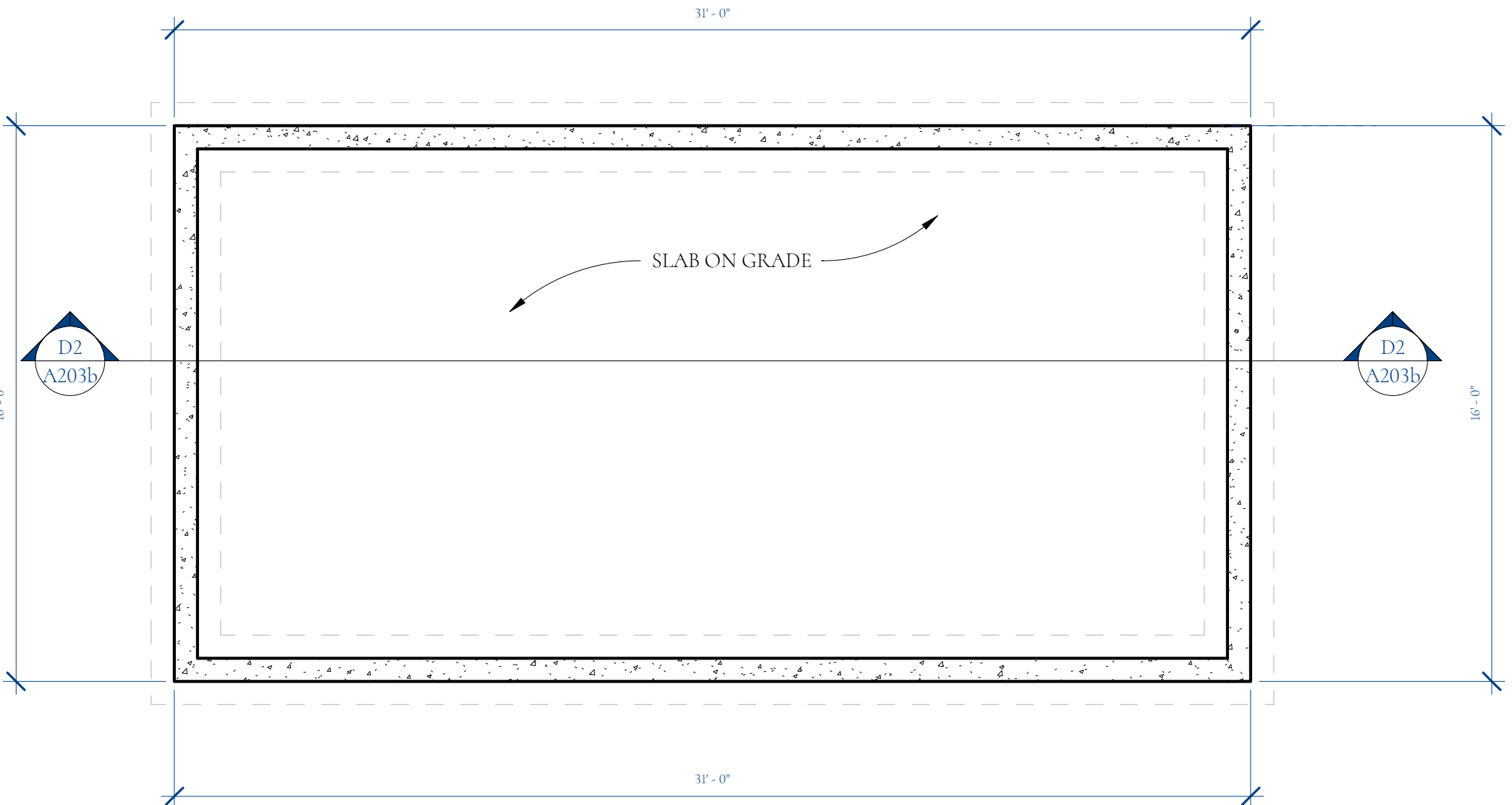


B1 FIRST FLOOR PLAN

A102b | SCALE: 1/4" = 1'-0" | 496 SF

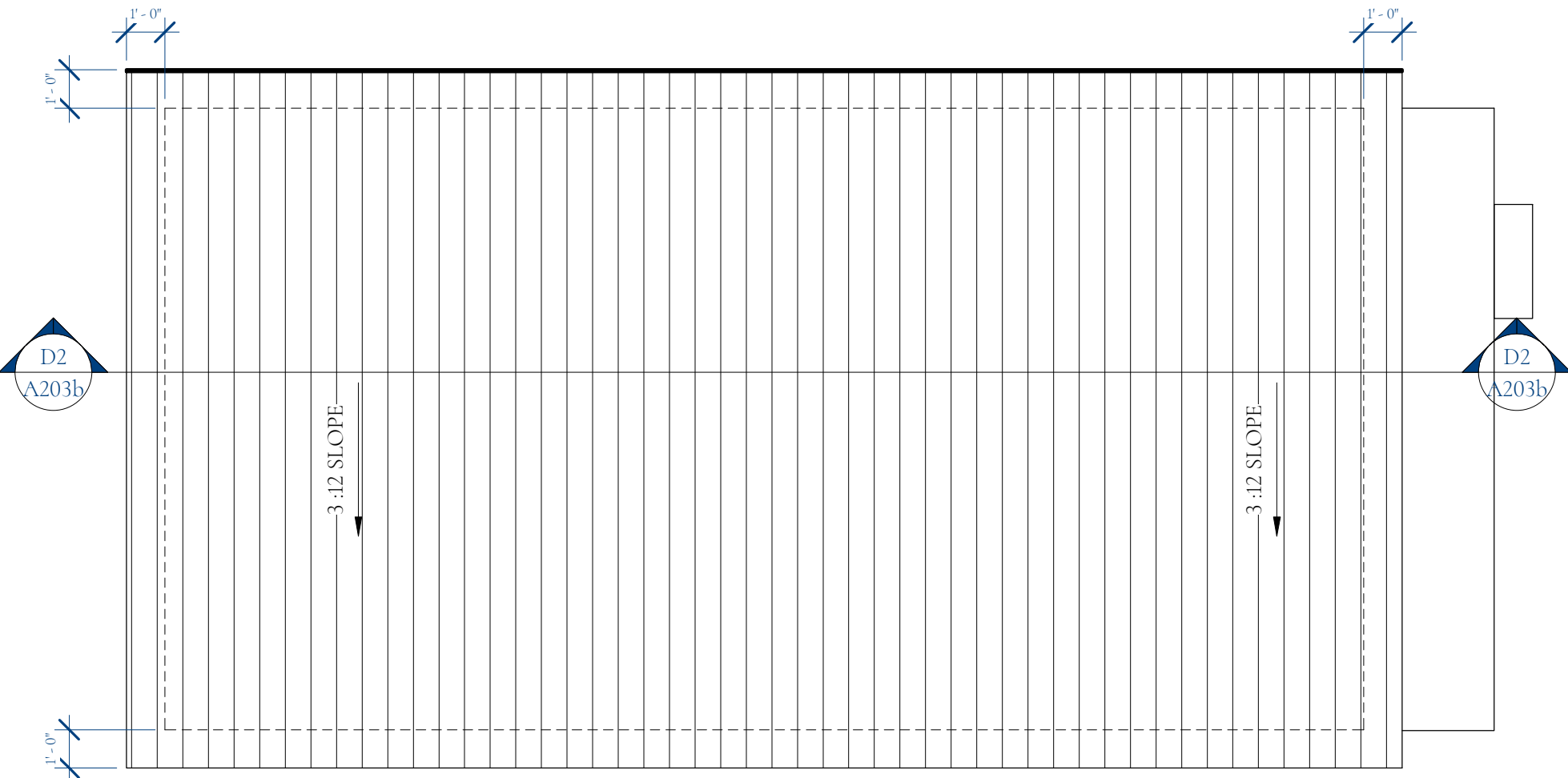
B3 FIRST FLOOR ELECTRICAL PLAN

A102b | SCALE: 1/4" = 1'-0" | SEE ELCT. LEGEND



C1 FOOTING/FOUNDATION PLAN

A102b | SCALE: 1/4" = 1'-0"



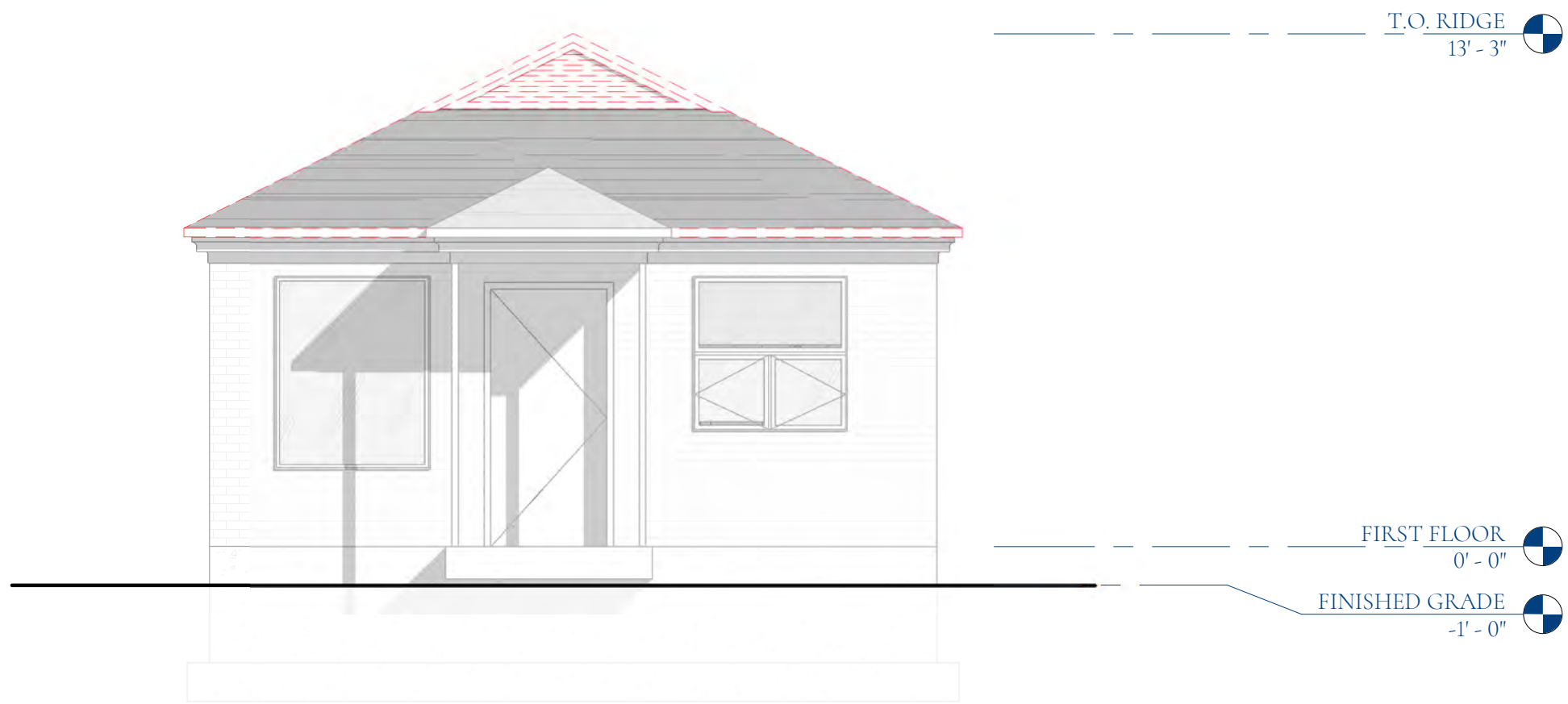
C3 ROOF PLAN

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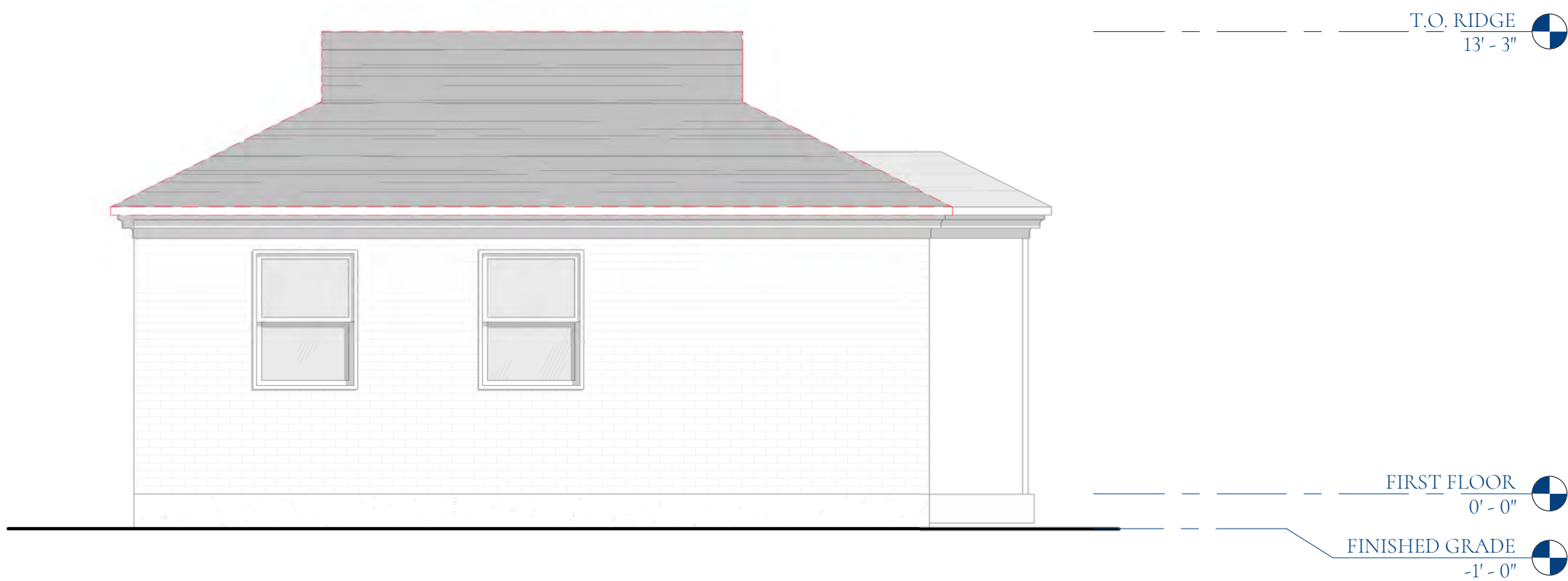


IRON HORSE
ARCHITECTURE

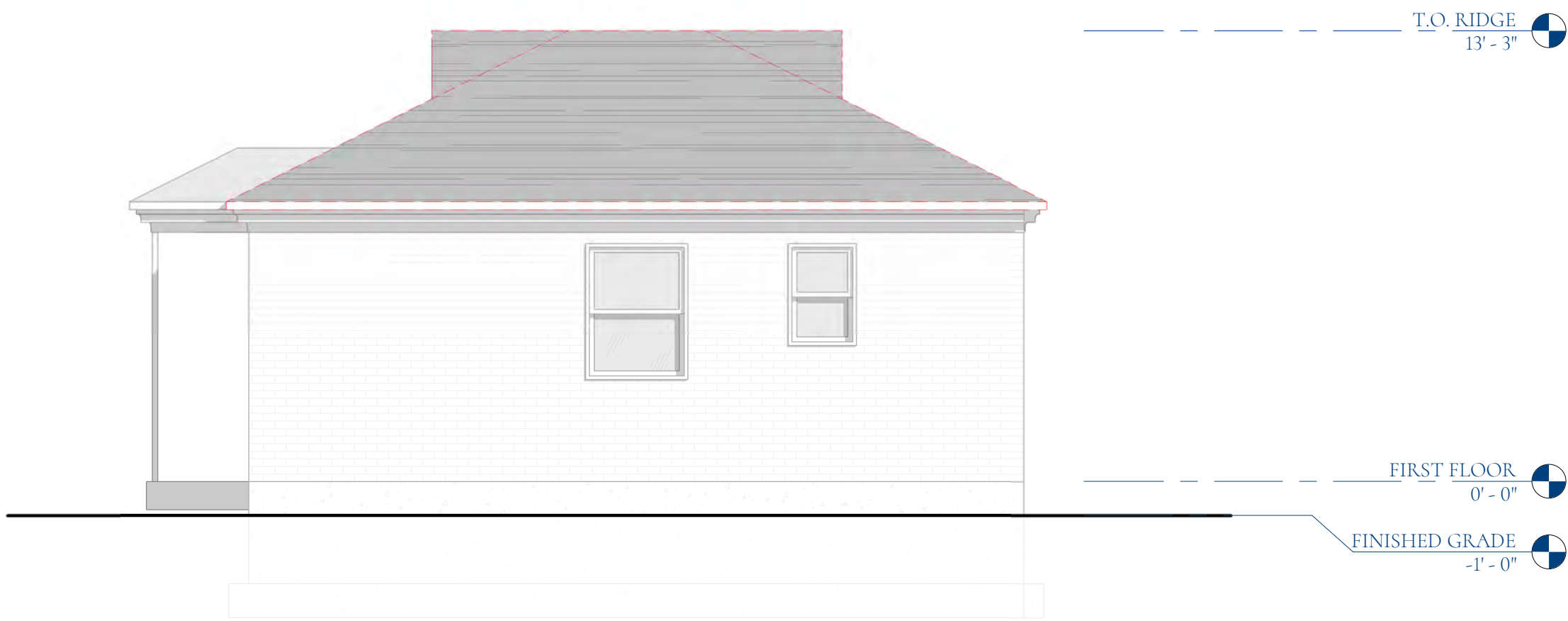
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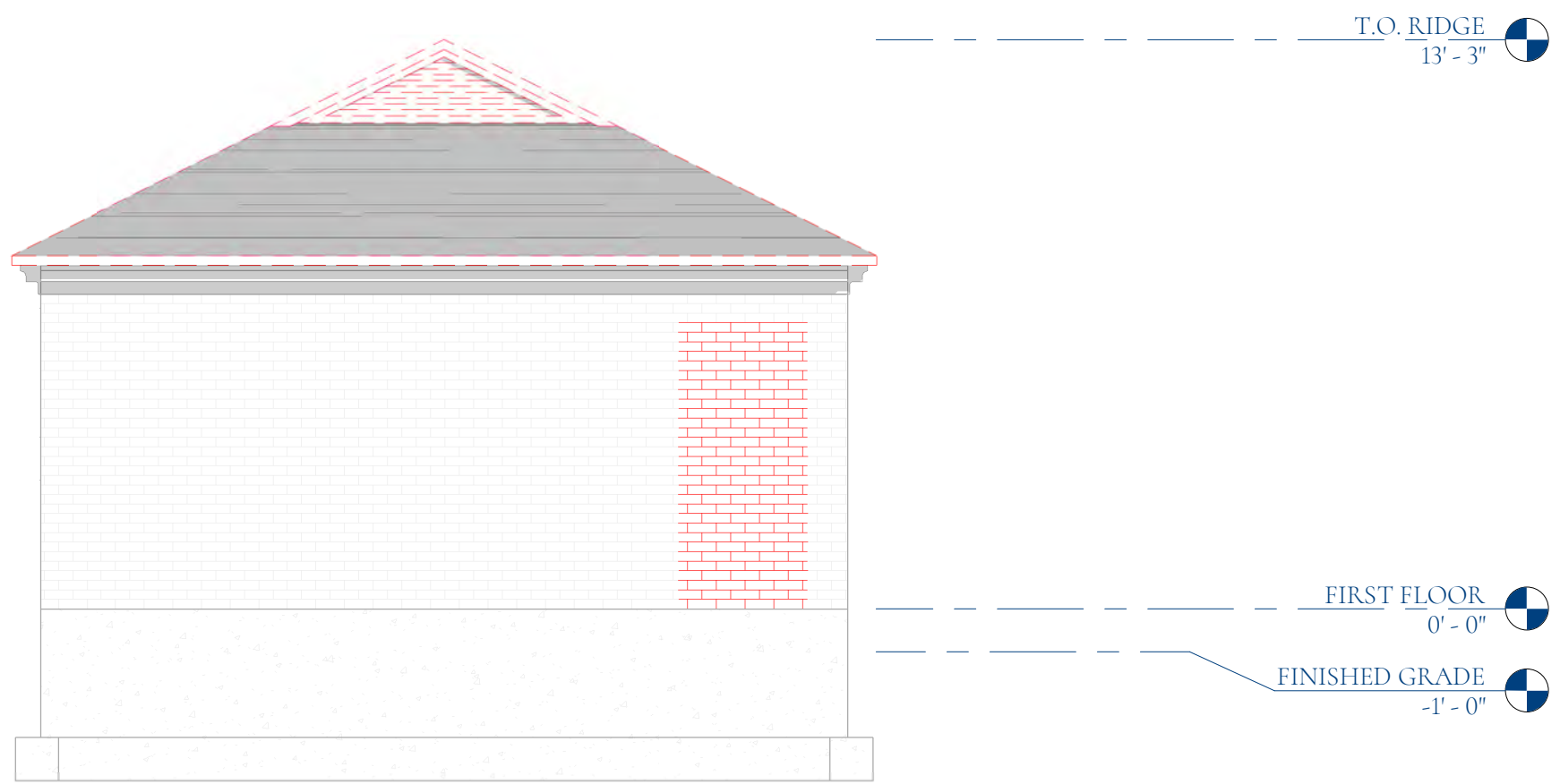
B2 EXISTING FRONT ELEVATION
A201a | SCALE: 1/4" = 1'-0" |



C1 EXISTING LEFT ELEVATION
A201a | SCALE: 1/4" = 1'-0" |



C3 EXISTING RIGHT ELEVATION
A201a | SCALE: 1/4" = 1'-0" |



D2 EXISTING BACK ELEVATION
A201a | SCALE: 1/4" = 1'-0" |

MATERIAL LEGEND

EM1		BRICK VENEER - MATCH EXISTING
EM2		HARDIE SIDING AND TRIM - COLOR TO BE DETERMINED BY HOME OWNER
EM3		30 YEAR ARCHITECTURAL ASPHALT SHINGLE

GENERAL NOTES

- GERNERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.) FINISHED GRADE SHALL SLOPE AT A MINIMUM OF 2% AWAY FROM STRUCTURE.
- ALL EXTERIOR DOOS AND WINDOW STYLES SHALL BE APPROVED BY OWNER OR CONTRACTOR, AS APPLICABLE.
- PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CAULKING WITH PROPER TYPE OF SEALANT. SEALING AND INSULATION OF WINDOWS MUST BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- PROVIDE ICE AND WATER SHIELD AT ROOF EAVES AND VALLEYS EXTENDING 24" PAST THE EXTERIOR WALL LINE OF THE BUILDING FOR SEVERE CLIMATE CONDITIONS.

MARK	REVISION	DATE	DATE: NOVEMBER 2021
			PROJECT #: 21-04
			DESIGNED BY: ZDH
			<small>PROPERTY OF IRON HORSE ARCHITECTURE LLC. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION WITHOUT WRITTEN CONSENT OF IRON HORSE ARCHITECTURE LLC IS PROHIBITED. DESIGNER IS NOT AN ARCHITECT OR ENGINEER. PLANS ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION.</small>

PROJECT: KYLE MUIR - ADDITION & ADU 1362 SOUTH 600 EAST SLC, UT 84105	
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ADDITION EXISTING/DEMO EXTERIOR ELEVATIONS	SHEET NUMBER: A201a
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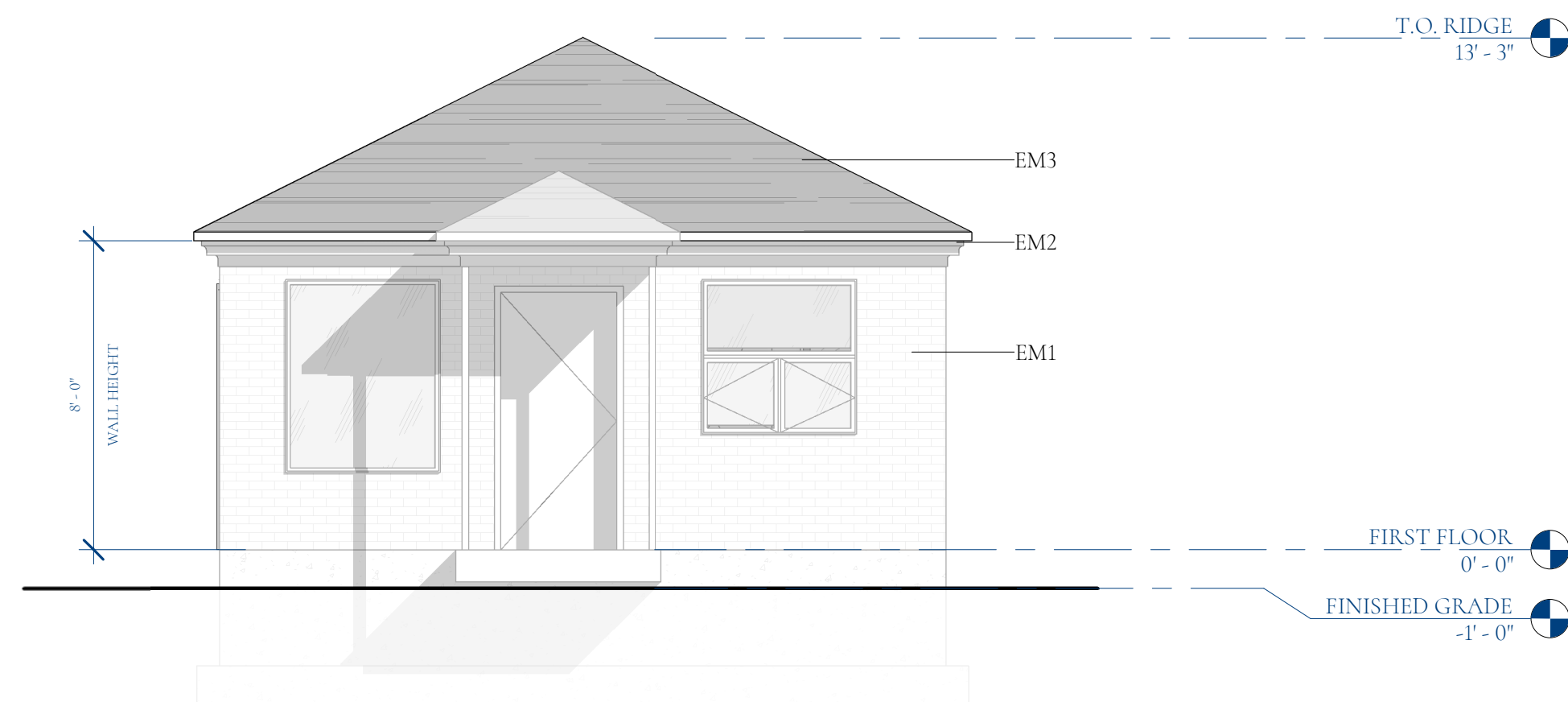
NOT FOR CONSTRUCTION



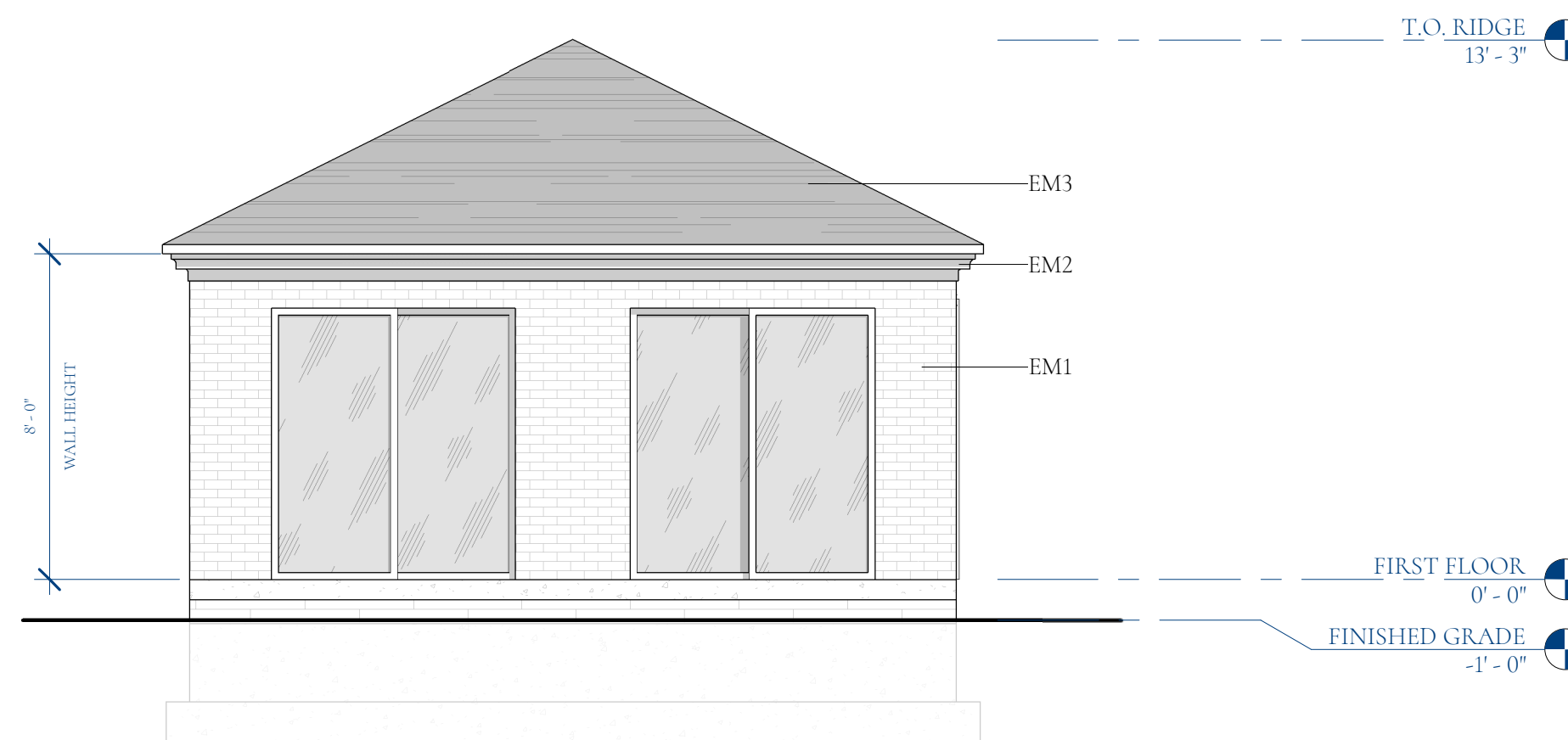
IRON HORSE
ARCHITECTURE

801-472-2199 | IRONHORSEUTAH@GMAIL.COM | 137 N 400 W LONDON, UT 84042

A

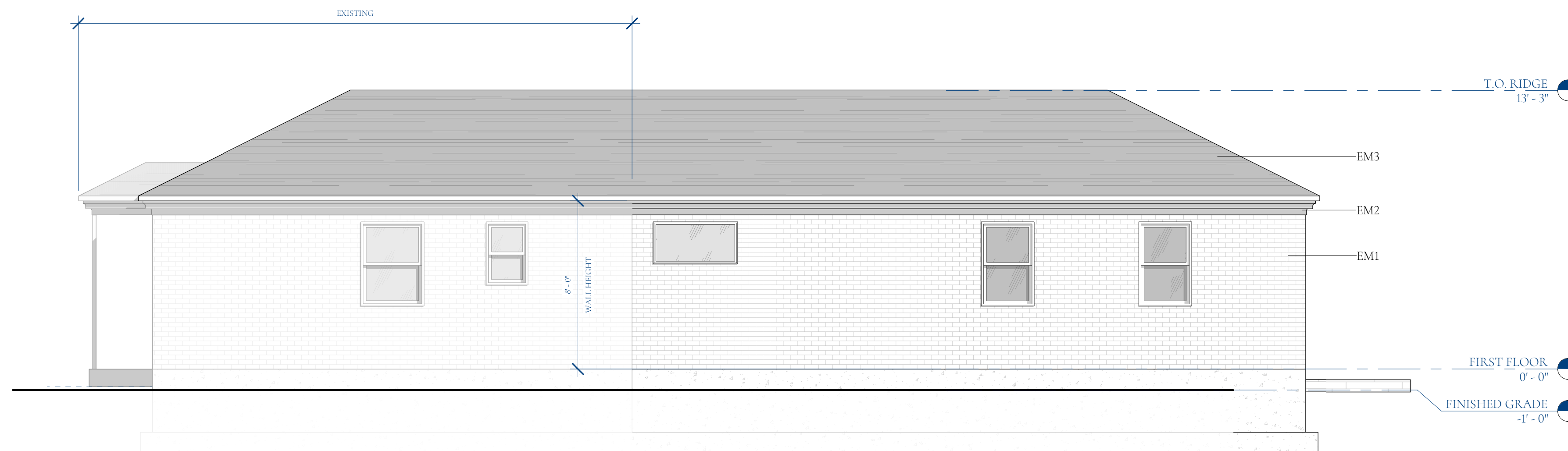


B1 NEW FRONT ELEVATION
A202a | SCALE: 1/4" = 1'-0" |



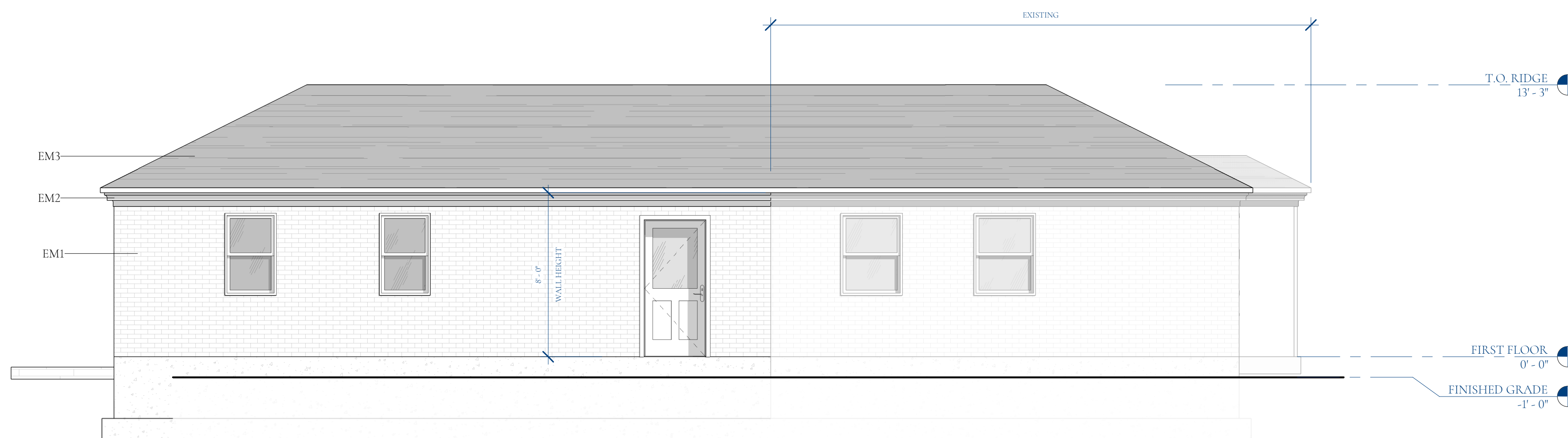
A3 NEW BACK ELEVATION
A202a | SCALE: 1/4" = 1'-0" |

B



C2 NEW RIGHT ELEVATION
A202a | SCALE: 1/4" = 1'-0" |

C



D2 NEW LEFT ELEVATION
A202a | SCALE: 1/4" = 1'-0" |

D

MATERIAL LEGEND

EM1		BRICK VENEER - MATCH EXISTING
EM2		HARDIE SIDING AND TRIM - COLOR TO BE DETERMINED BY HOME OWNER
EM3		30 YEAR ARCHITECTURAL ASPHALT SHINGLE

GENERAL NOTES

- GERNERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.) FINISHED GRADE SHALL SLOPE AT A MINIMUM OF 2% AWAY FROM STRUCTURE.
- ALL EXTERIOR DOOS AND WINDOW STYLES SHALL BE APPROVED BY OWNER OR CONTRACTOR AS APPLICABLE.
- PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CAULKING WITH PROPER TYPE OF SEALANT. SEALING AND INSULATION OF WINDOWS MUST BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- PROVIDE ICE AND WATER SHIELD AT ROOF EAVES AND VALLEYS EXTENDING 24" PAST THE EXTERIOR WALL LINE OF THE BUILDING FOR SEVERE CLIMATE CONDITIONS.

MARK	REVISION	DATE	DATE: NOVEMBER 2021 PROJECT #: 21-04 DESIGNED BY: ZDH
			PROPERTY OF IRON HORSE ARCHITECTURE LLC. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION WITHOUT WRITTEN CONSENT OF IRON HORSE ARCHITECTURE LLC IS PROHIBITED. DISSEMINATION OF ANY INFORMATION OR MATERIALS ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF IRON HORSE ARCHITECTURE LLC.
PROJECT: KYLE MUIR - ADDITION & ADU 1362 SOUTH 600 EAST SLC, UT 84105			
SHEET NAME: ADDITION NEW EXTERIOR ELEVATIONS			SHEET NUMBER: A202a

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SHEET NOTES

1. -

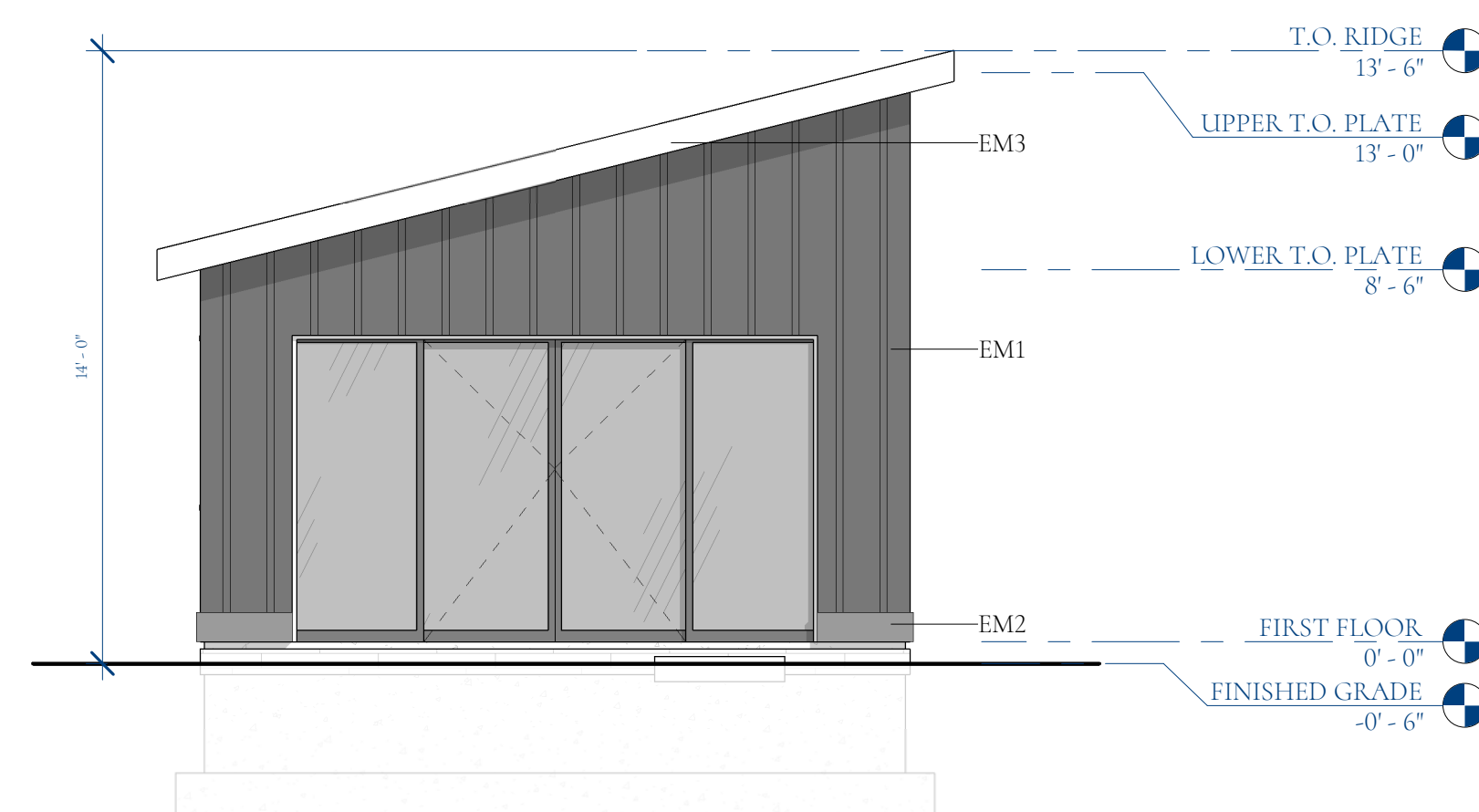
MATERIAL LEGEND

EM1		BOARD & BATTEN SMOOTH HARDIE BOARD - SW IRON ORE
EM2		SMOOTH HARDIE BOARD TRIM - SW - IRON ORE
EM3		ALUMINUM FASCIA AND DRIP EDGE - SW - IRON ORE
EM4		GALVANIZED ALUMINUM ROOF

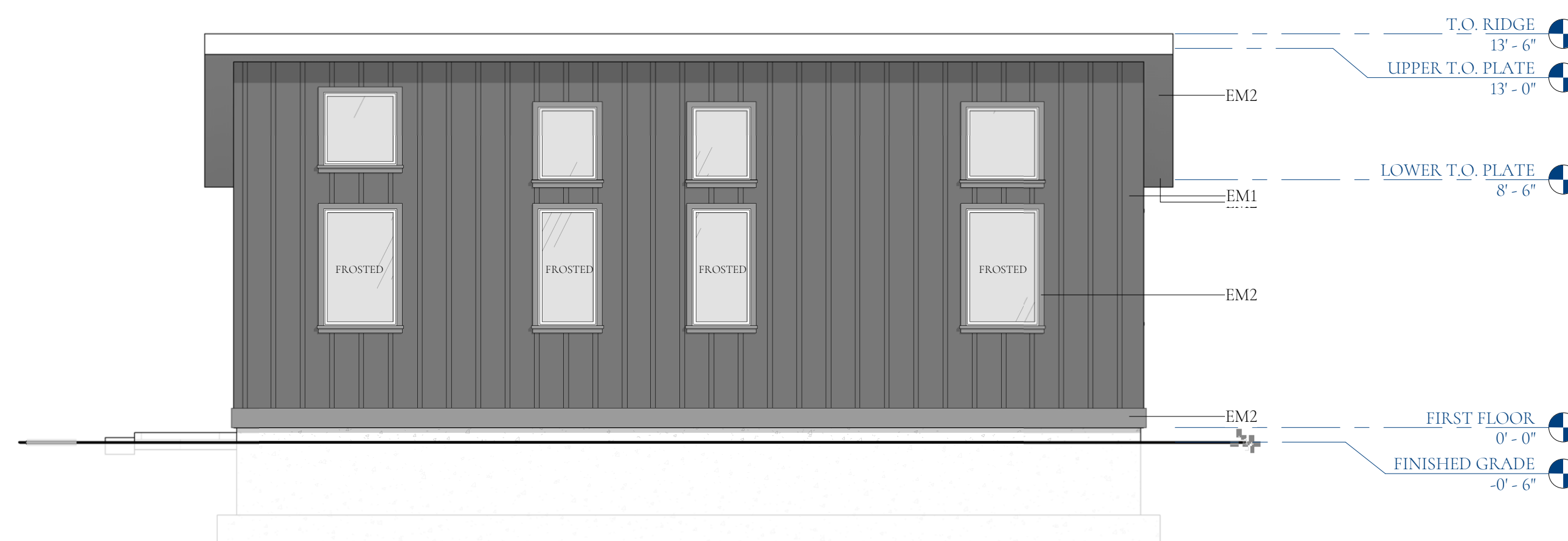
GENERAL NOTES

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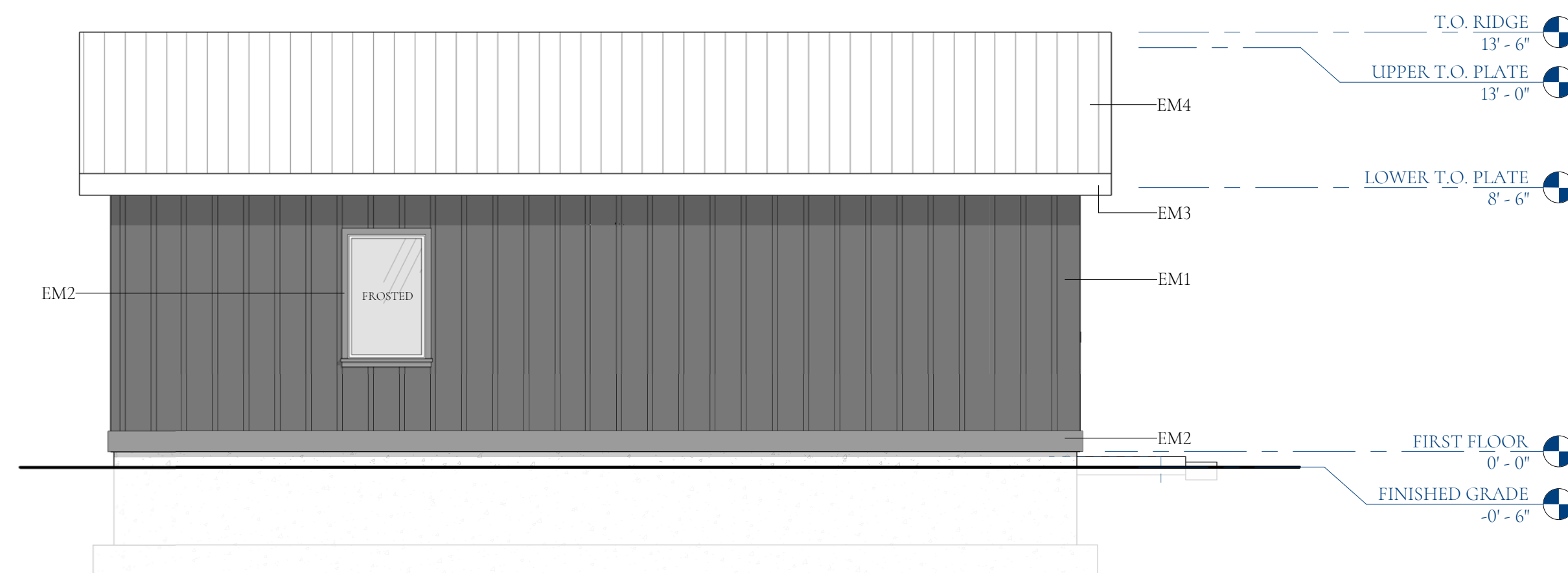
MARK	REVISION	DATE	DATE: NOVEMBER 2021 PROJECT #: 21-04 DESIGNED BY: ZDH
PROJECT: KYL MUIR - ADDITION & ADU 1362 SOUTH 600 EAST SLC, UT 84105			
SHEET NAME: ADU EXTERIOR ELEVATIONS			SHEET NUMBER: A203b



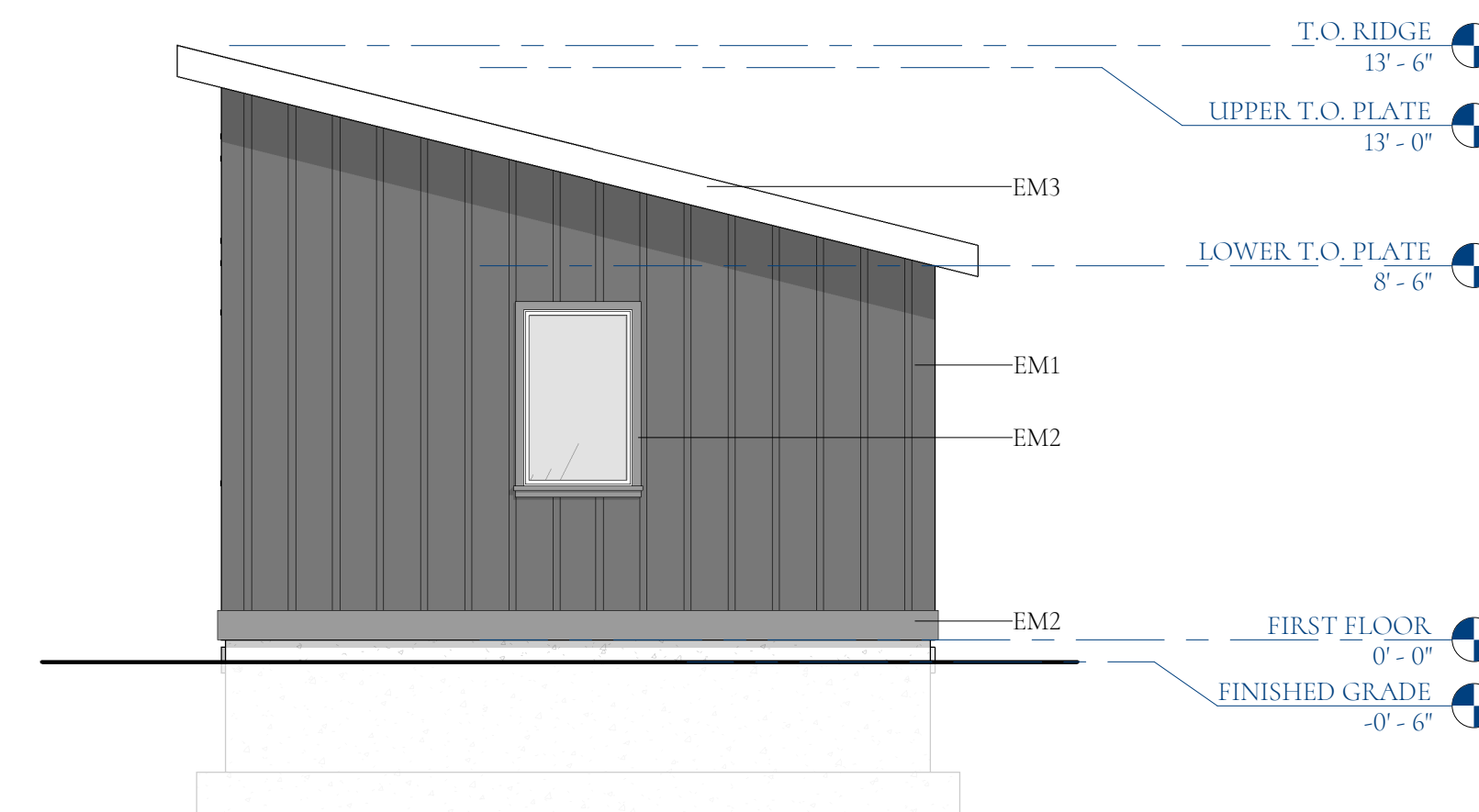
B1 FRONT ELEVATION - EAST
A203b | SCALE: 1/4" = 1'-0" |



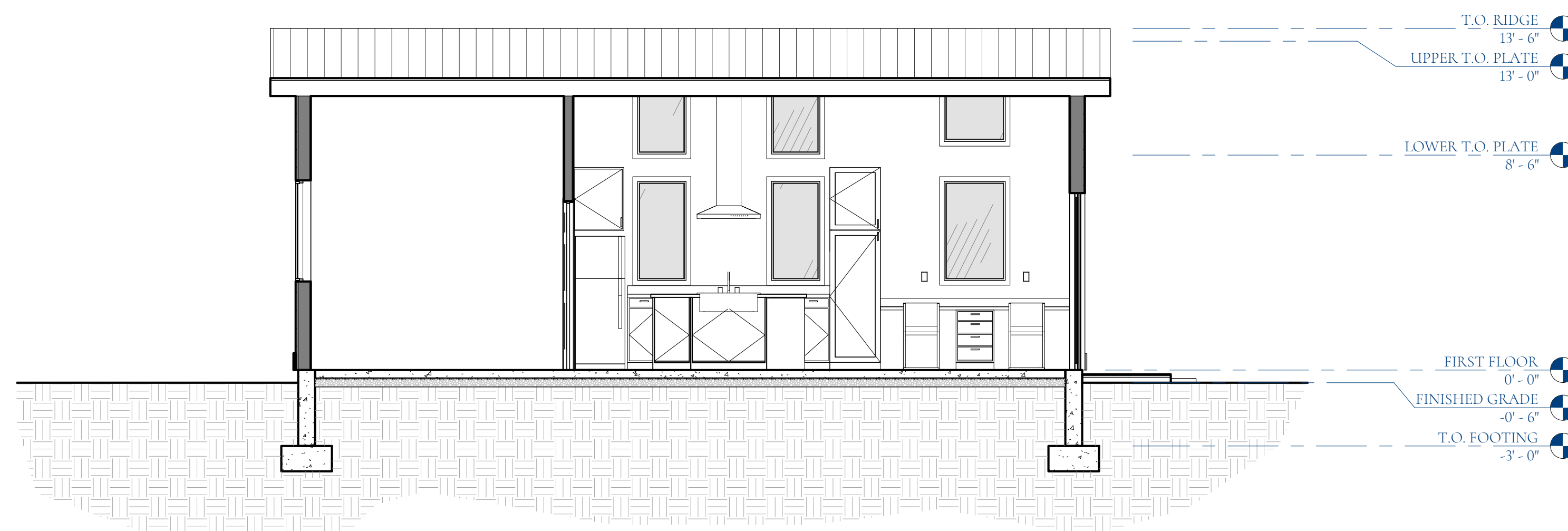
B3 RIGHT ELEVATION - NORTH
A203b | SCALE: 1/4" = 1'-0" |



C1 LEFT ELEVATION - SOUTH
A203b | SCALE: 1/4" = 1'-0" |



C3 BACK ELEVATION - WEST
A203b | SCALE: 1/4" = 1'-0" |



D2 BUILDING SECTION
A203b | SCALE: 1/4" = 1'-0" |

NOT FOR CONSTRUCTION

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION

Project Description

After remodeling my current home I found a signed city building permit from 1947 in the walls. The home is tiny (437sqft) with a large and long backyard right next to liberty park. I'd like to make good use off the long back yard and add value to the surrounding neighborhood.

My proposal is to double the footprint of the current 437sqft home and build a detached dwelling unit on the back edge of the property with a common area in between (firepit and permaculture site).

Alan Hardman informed me that the zone requires conditional use approval and that the proposed rear addition to the original home special exception approval due to existing structure.

*There is an existing 18-inch sewer main in 600 East. The lateral on site was built in 1950 and because it is older than 50 years old, it may only be reused if they can pass a video inspection. I will need to acquire a city permit and have an inspector onsite at the time my plumber comes to do a video inspection.

**As stated in the review comments I qualify for a parking reduction under 21A.40.200.E.1.g. The property does have one parking spot legally located along the street frontage and is also located within a one-quarter mile of a transit stop.

Conditional Use Information

Operating/Delivery Hours: 9AM-5PM, normal working day hours.

Adjacent/Abutting Land Use: All surrounding properties are residential. There is a 4-plex directly North, and the Park Cafe about a half block down the street.

Expected # Employees: 5-8 employees expected to make most efficient use of time

Seats Provided: Not Applicable

Neighbors: I have spoken with the neighbors to the South. I showed them the plans and they are happy with them. I have left messages with the owner of the 4-plex to the North. They do not live on site. I would need their approval for use of their driveway access for construction.

***21A.54.080 standards have been reviewed**

ATTACHMENT D: SITE VISIT PHOTOGRAPHS



Top:
Street View of the
Subject Property



Middle:
View of 600 E and
On-Street Parking
Stall Looking East



Bottom:
Neighboring
Dwelling to the
South



Top:
View of
Neighboring
Multifamily
Dwelling, Drive
Approach and
Driveway to the
North



Middle:
View of the Rear
Yard Facing East



Bottom:
View of the Rear
Yard Facing West

ATTACHMENT E: ANALYSIS OF STANDARDS - ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
Size <i>An ADU shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet (SF).</i>	<p>The principal dwelling on the property is approximately 430 square feet. The applicant is proposing to construct a 600 square foot inline addition, which will increase the footprint of the principal dwelling to 1,030 square feet. If the 600 square foot inline addition is approved, the proposed ADU could be up to 515 square feet. However, if the proposed inline addition is not approved, the ADU would be limited to 215 square feet. As a condition of approval staff recommends the permit for the 600 square foot inline addition is approved prior to the construction of the 496 square foot Accessory Dwelling Unit.</p>	Complies with Conditions
Maximum Coverage <i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</i> <i>[Rear] Yard Coverage: In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear façade of the principal building and the rear lot line.</i>	<p>Lot size is approximately 4,288 SF.</p> <p>Forty percent (40%) of the lot is approximately 1,715 SF.</p> <p>Proposed Primary Dwelling: 1,030 SF Existing Shed: 100 SF Proposed ADU: 496 SF Total Coverage: 1,676 SF</p> <p>The surface coverage of all principal and accessory buildings (including the proposed ADU) is approximately 39% of the lot.</p> <p>Rear yard area: 2,155 SF Existing Shed: 100 SF Proposed ADU: 496 SF Rear Yard Coverage: 28%</p>	Complies
Building Height <i>The maximum height of an accessory building containing an ADU 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>The height of the existing single-family dwelling on the property is approximately 14 feet 3 inches. The height of proposed ADU is approximately 14 feet.</p>	Complies
Side or Rear Yard Setbacks <i>New Accessory Buildings [ADU] shall be located a minimum of four feet (4') from any side or rear lot line.</i>	<p>Rear [West] Lot Line: 10 feet Side [North] Lot Line: 4 feet Side [South] Lot Line: 4 feet</p>	Complies

<p>Separation <i>All ADUs [located in an accessory building] shall be located a minimum of ten feet (10') from the single-family dwelling located on the same parcel and any single family dwelling on an adjacent property.</i></p>	<p>The proposed ADU is approximately 45 feet – 8 inches from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately 40+ feet .</p>	<p>Complies</p>
<p>Entrance Locations <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 facade 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 primary dwelling on the lot and 600 E.</p>	<p>Complies</p>
<p>Requirement for Windows <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>The northern elevation has four windows which contain obscured glazing, one is located in the living room, two in the kitchen and one in the bathroom. In addition, four clerestory windows are located along the top of the northern elevation. The southern elevation has one window that contains obscured glazing, and the rear (western elevation) contains one window with obscured glazing.</p> <p>The windows of the sliding glass door on the front façade of the proposed ADU are approximately 6 feet 5 inches in height and 2 feet 8 inches in length which are similar in dimension to the sliding glass doors proposed on the rear addition of the principal structure.</p>	<p>Complies</p>
<p>Parking <i>An ADU shall require a minimum of one on-site parking space.</i></p> <p><i>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></p>	<p>The principal dwelling has no off-street parking spaces. A legal on-street parking space for the ADU will be provided along 600 East</p> <p>The ADU parking requirement may be waived as there is a legally located on-street parking available along 600 East and the subject property is located within a ¼ mile of a transit stop.</p>	<p>Complies</p>

(2) The subject property is located within one-quarter (¼) mile of transit stop.		
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ATTACHMENT F: 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 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 use is a small residential unit that should be readily compatible with surrounding uses, which are all single-family homes. The proposed ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the principal dwelling on the property. The proposed ADU meets all the requirements in terms of size, entrance location and parking.

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;

Analysis: The proposal is located within the Central Community Master Plan area. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/5,000 Single-Family Residential.

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

The purpose of accessory dwelling units are to:

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

The proposed ADU is consistent with the following Residential Land Use Goals included in the Central Community Master Plan:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighborhoods within the Central Community.

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 below).

21A.54.080B: Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the Planning Commission, or in the case of administrative conditional uses, the Planning Director or designee, shall determine compliance with each of the following:

Standards	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5,000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, entrance location, parking, 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	The use is located in an area zoned and designated by the Central Community master plan for low density residential. This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family detached dwellings as permissible on a single residential lot subject to zoning requirements. The associated master plan encourages the use of the accessory dwelling unit ordinance.
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	An ADU is residential in nature and the subject property is in a single-family residential neighborhood. The unit will also be relatively compact with a footprint of 496 square feet.
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 proposal will be compatible with the main house on the property and meets the footprint and height requirements for an ADU. Its location in the rear yard of the site 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 proposed main house on the subject property has no parking or driveway. No new access points are proposed, and the proposal would not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from	Complies with Conditions	The property contains no onsite parking or driveway access. The proposed ADU would be accessed from 600 E.

motorized, nonmotorized, and pedestrian traffic;		<p>Staff has a concern the proposed site plan lacks an onsite pedestrian access from the street frontage of the property to entrance of the ADU in the rear yard. As proposed, the tenants of the proposed ADU would have to walk through the principal dwelling or the neighboring property to access the rear yard of the subject site.</p> <p>As a condition of approval staff recommends the applicant work with staff to provide an external, on-site pedestrian access from the street frontage of the property to the entrance of the detached Accessory Dwelling Unit.</p> <p>The proposed ADU is located within ¼ mile of the transit stop and has legally located on-street parking. It is not anticipated that the proposed ADU would create any adverse impacts in terms of motorized or nonmotorized traffic.</p>
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies with Conditions	<p>As mentioned previously, Staff has a concern the proposed site plan lacks an onsite pedestrian access from the street frontage of the property to entrance of the ADU in the rear yard. As proposed, the tenants of the proposed ADU would have to walk through the principal dwelling to access the rear yard of the property.</p> <p>The rear yard of the property can be accessed by the vehicular drive approach and driveway of the neighboring property to the north; however, the subject parcel does not have any recorded access easements to use the vehicular access directly north.</p> <p>As a condition of approval staff recommends the applicant work with staff to provide an external, on-site pedestrian access from the street frontage of the property to the entrance of the detached Accessory Dwelling Unit.</p>
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	No unreasonable impacts to the service level of the adjacent streets are anticipated.

9. The location and design of off-street parking complies with applicable standards of this code;	Complies	One (1) parking space would be legally located along 600 E for the proposed ADU. Additionally, a Utah Transit Authority bus stop is within 1/4 miles from the subject property. Parking for the proposed ADU may be waived because of the availability of on-street parking in front of the subject property or 1/4 mile proximity to a transit stop.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities department had no issues with the proposal.
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.
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 negatively 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; and	Complies	Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The property is not located within a Local Historic District and the proposal does not involve removal of any historic resources or structures.

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

ATTACHMENT G: ANALYSIS OF STANDARDS - SPECIAL EXCEPTIONS

21A.52.060: General Standards and Considerations for Special Exceptions:

No application for a special exception shall be approved unless the Planning Commission or the Planning Director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

Standard	Finding	Rationale
A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.	Special Exception for Inline Addition: Complies	<p>The proposed Special Exception is generally in harmony with, and does not hinder, the overall intent of the zoning ordinance found in 21A.24.070.</p> <p><i>“The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”</i></p> <p>Staff finds that the proposed Special Exception for the inline addition complies with the purpose statement of the R-1/5,000 Zoning District.</p> <p>The subject parcel has a lot width of approximately 25 feet and a length of 168 feet (4,288 sq. ft. in area) In addition, the existing dwelling on the property is 19 feet in width and 23 feet in length (430 square feet in area), which is significantly smaller than any dwelling in the surrounding neighborhood.</p> <p>A large portion of the lot is currently underutilized. The proposed addition aims to repurpose a portion of underutilized rear yard of the property by expanding the livable square footage of the existing dwelling by 600 square feet.</p>

		<p>Due to the physical restrictions of the property, very limited design options are available to expand the square footage of the existing dwelling. The proposed addition maintains the existing noncomplying side yards of 3 feet 5 inches on the northern side and 3 feet on the southern side while extending the rear façade of the existing dwelling by 32 feet.</p> <p>With the proposed addition the footprint of the dwelling will be expanded to 1030 square feet which is more in scale with the existing dwellings in the neighborhood.</p> <p>Overall, the proposed Inline addition attempts to preserve the character of the neighborhood as well as the design, orientation, and appearance of existing single-family dwelling while creating more livable space on the property.</p>
<p>B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.</p>	<p>Special Exception for Inline Addition: Complies</p>	<p>The project maintains the single-family use of the property and the surrounding neighborhood. Staff does not believe that the proposal would diminish or impair any property values within the neighborhood.</p>
<p>C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.</p>	<p>Special Exception for Inline Addition: Complies</p>	<p>The applicant is requesting to extend the footprint of the existing dwelling on the property 32 feet towards the western rear property line. The proposed addition will be setback 86 feet from the rear property line and will maintain the existing noncompliant side yard setbacks of the existing dwelling. The closest structure to the south is located approximately 6 feet from the existing dwelling and the closest structure to the north is located approximately 13 feet away. The proposed addition maintains the existing distances between the neighboring structures to the north and the south as the existing dwelling.</p> <p>This use is compatible with the existing single-family neighborhood and would not have a material adverse effect upon the character of the area or the public health, safety, and general welfare.</p>
<p>D. Compatible with Surrounding Development: The proposed special</p>	<p>Special Exception</p>	<p>The R-1-5000 Zoning District requires minimum side yard setbacks of 4 feet on</p>

exception will be constructed, arranged, and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	for Inline Addition: Complies	one side and 10 feet on the other side. Various single-family dwellings in the neighborhood were developed with setbacks that do not meet the current R-1-5000 Zoning District Requirements. The proposed addition is compatible with the surrounding uses and development pattern within the neighborhood.
E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Special Exception for Inline addition: Complies	Staff finds that the property does not contain any natural, scenic, or historic features of significant importance.
F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	Special Exception for Inline Addition: Complies	There is no foreseen material pollution of the environment.
G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Special Exception for Inline Addition: Complies	Staff finds that the project is in compliance with all applicable standards.

21A.52.030: Special Exceptions Authorized

A.14 Inline additions to existing residential or commercial buildings, which are noncomplying as to yard area or height regulations provided:

Standard	Finding	Rationale
a. The addition follows the existing building line and does not create any new noncompliance.	Special Exception for Inline Addition: Complies	The proposed inline addition will maintain the existing 8-foot wall height, the 14-foot 3-inch roof height, and noncompliant side yard setbacks of the existing dwelling. The northern interior side yard of the existing dwelling is 3 feet, 5 inches in width and the northern, interior side yard is 3 feet in width. The applicant is proposing to extend the footprint of the existing dwelling 32 feet towards the western, rear property line and maintain the existing noncompliant side yard setbacks of the existing dwelling.
b. No additional dwelling units are added to the structure.	Special Exception for Inline Addition: Complies	No additional dwelling units will be added to the existing single-family structure.

c. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure.	Special Exception for Inline Addition: Complies	The primary exterior building material on the existing dwelling is brick veneer with wood trim and an asphalt shingle roof. The plan set indicates the proposed inline addition will match the existing roof lines and exterior materials of the existing dwelling.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

The following is a list of public input opportunities related to the proposed project since the applications were submitted:

- **October 6, 2021** – The Central City Community Council was sent the 45-day required notice for recognized community organizations. As of the publication of this Staff Report, Staff received no public comments from the Central City Community Council.
- **October 6, 2021** – Notices were mailed to property owners and residents within 300 FT of the development to provide early notification of the proposal.
- **October 18, 2021** – Online Open House Post
- **November 20, 2021** – 45 Day public input period ended.
- **December 22, 2021** – A public notice sign was posted on the frontage of the subject site.
- **December 30, 2021** – Public notice of the Planning Commission hearing was mailed December 30th, 2021 to property owners and residents within 300' of the subject site.

Public Comments:

- At the time of this publication, staff has received an email with comments provided by Nicole Meagan. That letter is attached below.
- Any additional comments received after the publication of the staff report will be forwarded to the Planning Commission.

From: grizwald1349@gmail.com
To: [Olson, Brooke](#)
Subject: (EXTERNAL) PLNPCM2021-00344 & PLNPCM221-00345 - 1362 South 600 East project
Date: Tuesday, October 26, 2021 4:19:52 PM

Hi Brooke,

I live around the corner from this property and I wanted to share my concerns about the expansion plans. The existing building has been used as an Airbnb for several years. If the main house is expanded and an ADU is added, I am concerned that both buildings will be used for Airbnb rentals. This property has no driveway or off-street parking. The streets in our neighborhood are already packed with cars from Park Cafe patrons. Expanding the number of Airbnb 'guests' will mean more cars parked on the street. Occasionally the Airbnb 'guests' park on the front lawn of this property: not a good look for our neighborhood.

I support ADU's in general as an option to help with Salt Lake City's housing shortage but I am opposed to the plan for this property if the owners intent is to expand the number of short-term guests they can rent to in an effort to make more money at the expense of our neighborhood.

I appreciate the opportunity to share my comments.

Regards,
Nicole Meagan

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Fire Code (Edward Itchon at edward.itchon@slcgov.com or 801-535-6636)

1. No comments.

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

1. No utility objection to the proposed addition. The existing sewer lateral is more than 70 years old and will require a video inspection prior to the building permit for the addition or ADU. A site utility plan will be required showing how the ADU will have water and sewer service.

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

1. No objections. The plans show that they are less than a quarter of a mile to a transit stop at 500 E and I would concur with that and they're also in proximity to another bus stop on 700 E. The proximity to transit allows the parking requirement for the ADU to be waived.

Building Code (William Warlick at williamwarlick@slcgov.com or 385-261-4135)

1. Comment on the Special Exception PLNPCM2021-00345: Walls, projections and openings closer than 5 feet to a lot line are regulated by IRC R302.1. The required fire separation distance and fire-resistant construction of these elements would apply to the addition. So, for example, if the north wall of the addition is less than 3 feet from the lot line, it can have no windows.
2. Comment on the Conditional Use PLNPCM2021-00344: The Proposed ADU is not an accessory dwelling unit as defined in the State Construction Code. Utah Code 15A-3-202. It is instead a 2nd dwelling for purposes of compliance with the State Construction Code. Walls, projections and openings closer than 5 feet to a lot line are regulated by IRC R302.1.

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

1. No objections.

Police Review (Lamar Ewell at lamar.ewell@slcgov.com or 801-799-3260)

1. The police department has no issue with the plan.