



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Grant Amann, Associate Planner, [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com), 801-535-6171  
**Date:** January 21, 2021  
**Re:** PLNPCM2021-01273 – ADU 1532 S Green St

## CONDITIONAL USE

**PROPERTY ADDRESS:** 1532 S Green St  
**PARCEL ID:** 16-18-278-009-0000  
**MASTER PLAN:** Central Community (Liberty Wells)  
**ZONING DISTRICT:** R-1/5,000 Single-Family Residential  
**COUNCIL DISTRICT:** District 5, Darin Marino

### REQUEST:

Dorian Rosen, the property owner, has requested Conditional Use approval for a detached accessory dwelling unit (ADU) to be situated in the rear, west side of the property located at the above-stated address. The ADU will be 14'8" tall and 650 square-feet. To meet the requirements to allow the ADU to reach the maximum 650 square feet a 425 square foot addition to the main dwelling will be built. With the proposed ADU total lot coverage will be approximately 32% and 29% of the rear yard coverage. The subject property is zoned R-1 /5,000 (Single-Family Residential) and is located within Council District 5, represented by Darin Marino. (Staff contact: Grant Amann at 801-535-6171 or [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com)) **Case number PLNPCM2021-01273.**

### RECOMMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Conditional Use request as proposed, and subject to complying with the following conditions:

1. Compliance with all Department/Division comments and conditions as noted in Attachment G. Any requirements of Fire Department and Building Services might necessitate a different building placement than what is proposed in this Staff Report. Therefore, there will be flexibility be granted for the building placement on the lot, so long as any new construction adheres to code, including setback requirements. Property Owner should confirm any proposed alterations with Planning Staff meet all code requirements at time of submitting for a building permit.
2. The property owner shall comply with the registration process as outlined in section 21A.40.200F of the Salt Lake City Zoning Ordinance.
3. The owner-occupant shall not operate or allow the operation of a short-term rental (i.e., less than 30 days) in the single-family dwelling or the accessory dwelling unit as defined in the Salt Lake City Zoning Ordinance.

4. The owner-occupant shall obtain building permit and finish construction on the addition to the principal structure before the accessory dwelling unit has finished construction. A certificate of occupancy shall not be issued for the ADU until the addition on the principal dwelling has been completed.

#### ATTACHMENTS:

- A. Vicinity Map
- B. Plans
- C. Site Visit Photographs
- D. Analysis of Zoning Standards for Accessory Dwelling Units
- E. Analysis of Standards – Conditional Use
- F. Public Process and Comments
- G. Department Review Comments

## PROJECT DESCRIPTION:

This is a petition for Conditional Use approval to construct a 14'8" tall, 650 square-foot accessory dwelling unit (ADU) that will be situated in the rear, west side of the property located at 1532 S Green St. A 425 Sq addition to the main dwelling will be built to allow for the ADU to reach the maximum 650 square-feet.

### Size, Coverage, and Height

The proposed ADU will have a gross floor area of 650 square feet—approximately 37% of the principal structure—with a two-bedroom layout. The proposed structure will be 14'8" tall. The proposed ADU will be approximately 32% of the overall lot coverage and 29% of the rear yard coverage.

### Building Entrance and Access

The ADU entrance will face the rear façade of the existing principal structure. Parking for the ADU will be located on the property in a proposed carport with alley access. Parking for the principal structure will be in the existing detached garage closer to the principal structure and accessible in the front of the property off Green St.

### Windows

The applicant has only proposed windows on the north, south and east façade facing the principal structure. No windows will face structures on adjacent properties.

## Applicable Review Processes and Standards

### Review Process: Conditional Use

The property is zoned R-1/5,000 Single-Family Residential. Conditional Use approval by the Planning Commission is required for any detached accessory dwelling unit that is located in a single-family zoning district. For a complete analysis and findings for compliance with zoning standards for accessory dwelling units and Conditional Use standards, please refer to [Attachment D](#) and [Attachment E](#).

## KEY CONSIDERATIONS:

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

1. Parking Location
2. Housing Goals
3. Master Plan Considerations
4. Neighborhood Compatibility

### Consideration 1: Parking Location

The applicant has proposed to meet the parking requirement with a proposed detached 220 square foot carport that is only accessible by an alleyway. Parking for the principal structure will be provided in an existing garage that is accessed from Green St.

Parking requirements can also be waived because a legal on-street parking space is located in front of the property. Parking requirements can also be waived if the property is within a 1/4 mile of a transit stop, and the property is roughly .24 miles from a bus stop on 500 E. (see [21A.40.200.E.1.g.\(1\)](#)).

### Consideration 2: Master Plan Considerations

The proposed ADU is consistent with the goals and policies outlined within the Plan Salt Lake guidelines. This includes increasing diversity of housing types for all income levels with the use of different housing solutions, such as ADUs. The proposed ADU is in line with the goals established within the guideline under guiding principles 2/Growing Responsibly While Providing People with Choices About Where They Live and 3/Access to a Wide Variety of Housing Types. It is in line with Sustainable Growth & Development: Density, by slightly increasing the density of the neighborhood, while providing another housing option to future residents.

The proposed ADU is consistent with the goals and policies outlined within The Growing SLC Housing Plan. One of the goals outlined in the Housing Plan includes increasing housing options. Accessory dwelling units provide and promote diverse housing stock by providing additional units while minimizing neighborhood impacts. The proposed

ADU is in line with the goals established within the Housing Plan. Housing goals are also addressed under Standard 3 within [Attachment E](#).

The [Central Community Master Plan](#) designates the future land use of this area as Low Density Residential (1-15 dwelling units/acre). The Plan's description of the Low Density Residential Land Use area is below:

*This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning. Approximately one third of the Central Community is occupied by single-family residences on lots ranging from 3,000 to 10,000 square feet in size. Examples of established low-density residential areas are most of the existing development south of 900 South between State Street and 1300 East and areas between West Temple and Main Street from 1700 South to 2100 South.*

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

#### **Consideration 3: Neighborhood Compatibility**

Planning Staff has considered the proposed ADU's impact on the neighborhood's character and views from adjacent properties during their review of the proposed ADU against the Standards for Conditional Use Approval (which can be found in [Attachment E](#)). As proposed, the ADU will come with minimal impact to the neighborhood, mostly due to a slight increased usage of the alley. The adopted zoning standards for accessory dwelling units reduce the impacts of the proposed ADU beyond what could be approved for an accessory structure with any other permitted use. The proposed ADU meets the adopted height and setback standards (a complete analysis can be found in [Attachment D](#)), and the long-term impacts appear to be minimal.

#### **Consideration 4: Adherence with Department Code**

Planning staff has received comment from the Fire Department that indicates the exact location of the structure might not adhere to Fire Code. However, because of the size of the lot, there is enough room to position the proposed structure in a manner that will still comply with all Planning Code. Because the structure will still adhere to Planning Code, this consideration is mainly to allow flexibility in the building placement on the lot to adhere to outside department Code.

#### **DISCUSSION:**

The Accessory Dwelling Unit, as proposed, meets the standards necessary for approval by the Planning Commission with the required conditions. Specifically, the project meets all relevant zoning standards, has no outstanding detrimental impacts (as defined by the zoning ordinance), and adopted City policies support the ADU as proposed.

#### **NEXT STEPS:**

##### **Approval of Conditional Use**

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and the Planning Commission, and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon all conditions of approval are met, including the



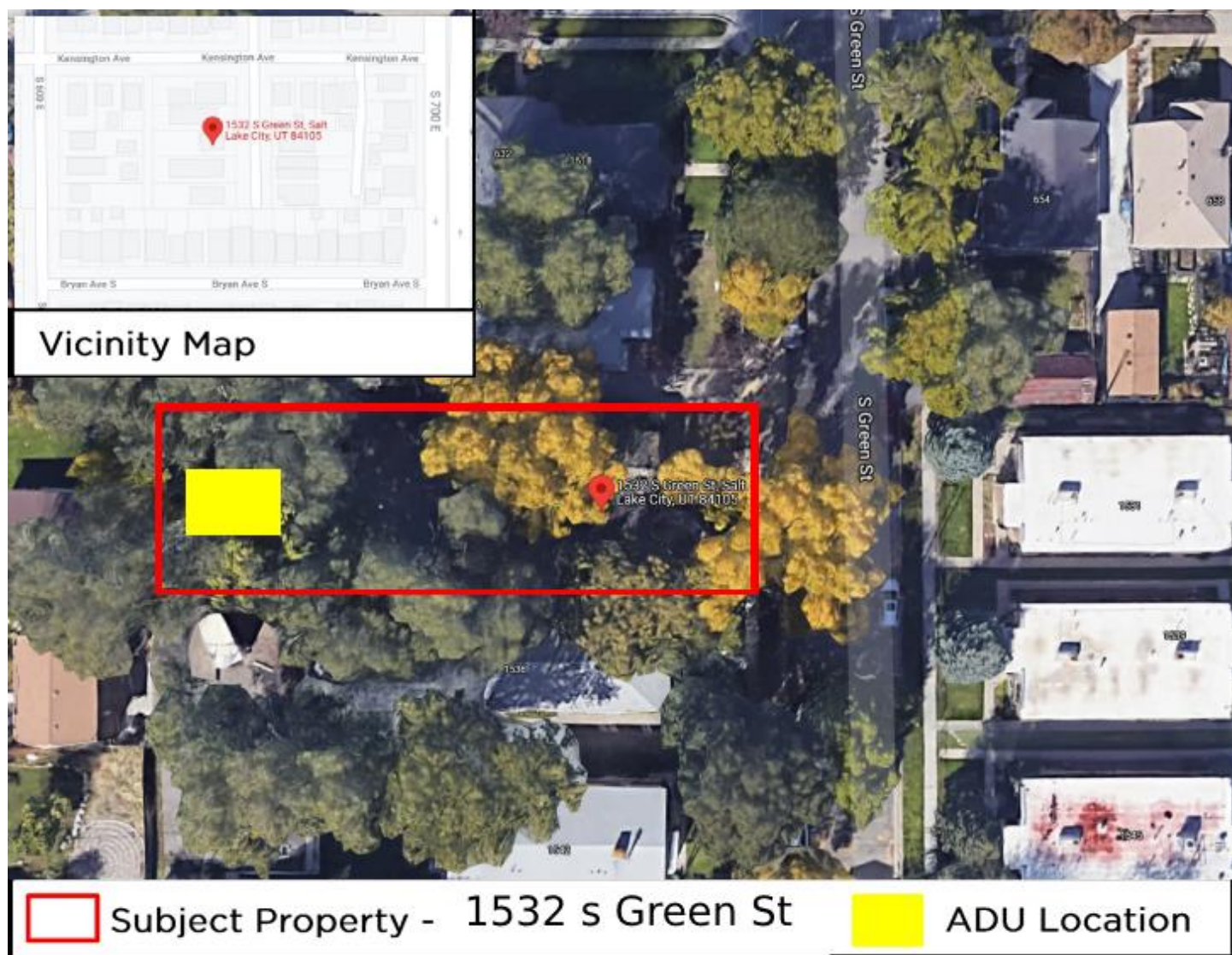
registration process requirements outlined in 21A.40.200.F of the zoning ordinance and any Department/Division comments/conditions noted in Attachment G.

### Denial of Conditional Use

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

If denied, the applicant would not be permitted to construct an ADU. An accessory building would be permitted on the property subject to compliance with the development standards and requirements of the R-1/5,000 Single-Family Residential District; however, no portion of the building may be used as a dwelling unit.

## ATTACHMENT A: VICINITY MAP






## ADU CONDITIONAL USE| 11/30/2021

PROJECT ADDRESS: 1532 S. GREEN STREET, SALT LAKE CITY, UTAH 84105  
PROJECT OWNER: DORIAN ROSEN  
GENERAL CONTRACTOR: BUILT BY DESIGN CONSTRUCTION  
ARCHITECT: PROCESS STUDIO PLLC  
STRUCTURAL ENGINEER: TO BE DETERMINED  
PROJECT DESCRIPTION: NEW ADDITION TO EXISTING SINGLE FAMILY DWELLING.  
NEW DETACHED ACCESSORY DWELLING UNIT AT THE REAR OF THE PROPERTY, ACCESSIBLE BY A SHARED ALLEY.

SHEET #	SHEET NAME
GENERAL ACCESSORY DWELLING	
G1002	ADU COVER SHEET
ARCHITECTURAL 2 - ACCESSORY DWELLING	
AE1003	ADU SITE PLAN + ZONING ANALYSIS
AE111	FLOOR PLANS - ACCESSORY DWELLING
AE112	ROOF PLANS - ACCESSORY DWELLING
AE211	EXTERIOR ELEVATIONS - ACCESSORY DWELLING
AE212	EXTERIOR VIEWS - ACCESSORY DWELLING
AE213	EXTERIOR RENDERINGS - ACCESSORY DWELLING
AE311	BUILDING SECTIONS - ACCESSORY DWELLING



Eric G. Egenolf

[illegible]

Project Status	ADU CONDITIONAL USE
Project Number	21_004
Date	11/30/2021
Drawn by	MD
Checked by	EG
GI002	
Scale	



[illegible][illegible]

1	2	3	4	5
GENERAL NOTES:	MATERIAL LEGEND:	MATERIAL LEGEND:	KEYED NOTES:	KEYED NOTES:
<p>The floor plan shows a main house with the following rooms and features:</p> <ul style="list-style-type: none"> <li><b>Bedroom (205):</b> 12' x 0"</li> <li><b>Bathroom (207):</b> 8' x 6"</li> <li><b>Closet (206):</b> 2' x 0"</li> <li><b>Hallway (204):</b> 3' x 1 1/4"</li> <li><b>Utility (208):</b> 3' x 4"</li> <li><b>Living (203):</b> 9' x 4 1/2"</li> <li><b>Kitchen (202):</b> 13' x 9 1/4"</li> <li><b>Sun./Dining (201):</b> 8' x 0"</li> <li><b>Porch:</b> 3' x 4"</li> <li><b>On-site Parking:</b> 8' x 0"</li> </ul> <p>The plan also includes an <b>ADU Addition</b> with a <b>Grill Patio</b> and an <b>Existing Garage</b>. A <b>Low Fence</b> is indicated along the right side. The plan is surrounded by setbacks: 4'-0" on the top and bottom, 10'-0" on the right, and 16'-0" +/- on the left. A north arrow and a scale bar (1/4" = 1'-0") are located in the bottom left corner.</p>				

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GENERAL NOTES:	MATERIAL LEGEND:	MATERIAL LEGEND:	KEYED NOTES:	KEYED NOTES:
	<div>MS</div> METAL SCREEN <div>PM</div> PRE-FINISHED METAL TO MATCH WINDOWS <div>SD1</div> CLADDING (PANEL). WHITE. <div>SD2</div> HORIZONTAL SIDING. MATCH SIZE AND COLOR TO EXISTING RESIDENCE.			

REAR (NORTH) ELEVATION (B3)  
1/4" = 1'-0" (AE211)

ALLEY (WEST) ELEVATION (B5)  
1/4" = 1'-0" (AE211)

FRONT (CARPORT/SOUTH) ELEVATION (A3)  
1/4" = 1'-0" (AE211)

COURTYARD (EAST) ELEVATION (A5)  
1/4" = 1'-0" (AE211)

GREEN STREET  
ADDITION + ADU

EXTERIOR ELEVATIONS  
ACCESSORY DWELLING

Project Status	ADU CONDITIONAL USE
Project Number	21 004
Date	11/30/2020
Drawn by	MD
Checked by	EG

AE211

Scale 1/4" = 1'-0"



## ATTACHMENT C: SITE VISIT PHOTOGRAPHS



**Top Left:**  
Principal building from Green St.



**Top Right:**  
Very limited access from Green St. due to existing garage blocking direct access.



**Bottom Left:**  
Standing in the alley looking South, property is fenced on the left side of the photo. Proposed ADU location would be inside the fence, and access would lead into the alley.



**Bottom Right:**  
Standing in the alley looking north, the fenced property is on the right of the photo.





**Top**

Entrance / access for the proposed ADU off the public road onto an existing alley.



**Bottom:**

View of southwest corner of property, looking northeast, towards the rear façade of the existing home.



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

## 21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
<b>Size</b> <i>A [detached] ADU shall <b>not</b> have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall <b>not</b> exceed six hundred fifty (650) square feet (SF).</i>	Principal dwelling is approximately 876 SF +425 SF with proposed addition = 1301 SF.  Fifty percent (50%) of principal dwelling equals approximately 438 SF without addition (or 650.5 SF with addition).  Proposed ADU is approximately <b>650 SF</b> .	Complies
<b>Maximum Coverage</b> <i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</i>  <i>[Rear] Yard Coverage: In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear façade of the principal building and the rear lot line.</i>	Lot size is approximately 7,850 SF.  Forty percent (40%) of the lot is approximately 3,140 SF.  Primary Dwelling: 858 SF Existing Porch: 18 SF Proposed Addition: 319 SF Proposed Deck Addition: 106 SF Existing Garage: 313 SF Proposed ADU: 650 SF Proposed Carport: 220 SF Total Coverage: 2,484 SF or 32%  The surface coverage of all principal and proposed accessory buildings (including the proposed ADU and garage) will be approximately <b>32%</b> of the lot.  Approx. rear yard area: 4,116 SF Proposed ADU: 650 SF Proposed Garage: 220 SF Existing Shed: 313 SF Yard Coverage Total: 1,183 = 29%	Complies
<b>Building Height</b> <i>The maximum height of an accessory building containing an accessory dwelling unit shall not exceed the height of the single-family dwelling on the property or exceed seventeen feet (17') in height, whichever is less. Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.</i>	The height of the principal structure is 14 feet 8 inches.  The proposed structure containing the ADU is proposed with a height of approximately <b>14 feet 8 inches</b> .	Complies

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

Standard	Proposed	Findings
<b>Side or Rear Yard Setbacks</b> <i>New Accessory Buildings: Shall be located a minimum of four feet (4') from any side or rear lot line.</i>	Side [North] Lot Line: 10 feet Side [South] Lot Line: 4 feet Rear [West] Lot Line: 4 feet	Complies
<b>Separation</b> <i>All ADUs [located in an accessory building] shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</i>	<p>The proposed ADU is approximately <b>46.5 feet</b> from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately <b>20 feet</b> away (the house on the property to the North).</p>	Complies
<b>Entrance Locations</b> <i>The entrance to an ADU in an accessory building shall be located:</i>  (1) <i>Facing an alley, public street or facing the rear façade of the single family dwelling on the same property.</i>	The entrance for the proposed ADU is oriented towards the rear of the principal structure on the lot.	Complies
<b>Requirement for Windows</b> <i>Windows on an accessory building containing an ADU shall comply with the following standards:</i>  (1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i>  (2) <i>Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</i>  (3) <i>Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</i>	<p>The proposed windows are similar in size and profile as the windows found on the principal structure and meet the minimum Building Code requirements for egress.</p> <p>The proposed principal windows are located on the east side of the structure, in compliance with Zoning Code requirements to face the principal structure. Other smaller windows are located on both the North and South façade (but not West), but these windows are not directly facing any residential structures on adjacent land in accordance with Zoning Code.</p> <p>No skylights are found.</p>	Complies

<p><b>Parking</b>  <i>An ADU shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking requirement may be waived if:</i></p> <ol style="list-style-type: none"> <li><i>1) Legally located on street parking is available along the street frontage of the subject property; or</i></li> <li><i>2) The subject property is located within one-quarter (1/4) mile of transit stop.</i></li> </ol>	<p>The applicant has proposed parking under a detached carport that is only accessible by an alleyway.</p> <p>Parking requirements can also be waived because a legal on-street parking space is located in front of the property. Parking requirements can also be waived if the property is within a 1/4 mile of a transit stop, and the property is roughly .24 miles from a bus stop on 500 E.</p>	<p>Complies</p>
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## ATTACHMENT E: ANALYSIS OF STANDARDS – CONDITIONAL USE

### 21A.54.080: Standards for Conditional Uses

*A Conditional Use shall be approved unless the Planning Commission, or in the case of Administrative Conditional Uses, the Planning Director or designee, concludes that the following standards cannot be met:*

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

**Analysis:** The proposed ADU use is located in the R-1/5,000 zoning district, which allows for an ADU to be approved through the Conditional Use process, subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in Attachment D, the ADU complies with these requirements.

**Finding:** The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

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

**Analysis:** The proposed ADU use is a small residential unit that should be readily compatible with surrounding uses, which primarily consists of single-family houses, but also includes proximity to 700 E. The proposed ADU meets all relevant zoning requirements that are meant to limit the impact of new ADUs on surrounding properties.

**Finding:** The proposed use is compatible with the surrounding uses.

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

**Analysis:** The [Central Community Master Plan](#) designates the future land use of this area as Low Density Residential (1-15 dwelling units/acre). The Plan's description of the Low Density Residential Land Use area is below:

*This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning. Approximately one third of the Central Community is occupied by single-family residences on lots ranging from 3,000 to 10,000 square feet in size. Examples of established low-density residential areas are most of the existing development south of 900 South between State Street and 1300 East and areas between West Temple and Main Street from 1700 South to 2100 South.*

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



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

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

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

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

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

**Finding:** The uses are consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Effects Determination analysis on the next page).

**21A.54.080B: Detrimental Effects Determination**

*In analyzing the anticipated detrimental effects of a proposed use, the Planning Commission, or in the case of Administrative Conditional Uses, the Planning Director or designee, shall determine compliance with each of the following:*

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, height, setbacks, distance to other houses, etc., as outlined in <a href="#">Attachment D</a> .
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	Complies	The proposed ADU is located in an area designated as a Low Density Residential by the Central Community Master Plan. As discussed under Conditional Use Standard three, the ADU proposed by the applicant will fulfill the intent of the future land use designation by providing another housing choice in the neighborhood while complementing the low-density residential character of the surrounding neighborhood.
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;	Complies	<p>Uses surrounding the subject property are generally single-family houses, with relatively small commercial uses less than a quarter mile away. The residential lots in this area are large enough to provide separation between the proposed ADU and the principal dwelling on the property and adjacent principal structures. The proposal complies with the height, bulk and setback requirements for ADUs.</p> <p>There have been some concerns from surrounding property owners about the impact of the proposed ADU structure on views, as a result of its scale. However, the Commission should note that the property owner could replace the existing garage with a taller accessory structure without Planning Commission review.</p>
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	The proposed unit meets all relevant height, bulk and setback requirements for new ADUs. Additionally, the applicant has proposed Wood stud construction with exterior cladding of either 1) painted cement board siding or 2) stucco. Which is an acceptable material for this neighborhood. This standard is met.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	Complies	No new access points are proposed. Any additional pedestrian and vehicular traffic will not significantly impede existing traffic flows on Green Street.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	All motorized traffic will access the property from existing alleyway. Pedestrian traffic from the new ADU would use the existing alleyway.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The proposed Plan allows future tenants and guests access to sidewalks and on-street parking outside of the alleyway.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;	Complies	There is vehicular access to the site. No unreasonable impacts to the service level of the adjacent streets or alleys are anticipated.

9. The location and design of off-street parking complies with applicable standards of this code;	Complies	As permitted by the section <a href="#">21A.40.200.g.(1)</a> of the Salt Lake City Zoning Ordinance, the applicant has proposed that parking for this unit will be on property, as access from the alley in the rear of the property or on the street in front of the property.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities Department has provided conditions that would need to be met before final occupancy of the proposed ADU; they are included in <a href="#">Attachment G</a> .
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies	The proposed ADU meets all relevant height, bulk and setback requirements. Additionally, the rear yard of the property is surrounded by a six-foot wood fence, essentially screening activity of future residents from neighboring properties.
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;	Complies	The project supports sustainability objectives by increasing housing close to jobs, schools, and services, reducing greenhouse gas emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	Signs are not associated with this proposal. Any lighting on the accessory structure is expected to be focused toward the interior of the lot, limiting any potential detrimental impacts on surrounding uses.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The property is not located within a Local Historic District, and the proposal does not involve the removal or destruction of any historic resources or structures.

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



## ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

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### Public Meeting(s):

Planning Staff provided notice of this project to the Liberty Wells Community Councils, and property owners and residents within 300 feet of the subject property on February 11, 2021. As of the publication of this staff report, neither Community Council has sent an official letter to the Planning Commission.

### Public Notice:

- December 22, 2021 – Notice of the project was provided to the Liberty Wells Community Council, as well as property owners and residents within 300 feet of the subject property
- February 11, 2021- Public hearing notice mailed
- February 11, 2021 – Agenda posted on the Planning Division and Utah Public Meeting Notice websites
- February 11, 2021 – Public hearing signs were posted on the property

### Public Comment(s):

As of the publication of this Staff report, Staff has received notification of couple comments opposed to this request. No *written* opposition has been provided, but opposing parties mentioned attending the public hearing. Any public comments received between the publication of this report and the public hearing meeting will be forwarded to the Planning Commission and included in the public record.

## ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

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### **Fire (Anthony Allred at [anthony.allred@slcgov.com](mailto:anthony.allred@slcgov.com))**

\*Fire hydrant shall be located within 600-feet of all ground level exterior walls as measured from an approved fire access road and in straight lines and right angles that follow the drive route.

\*Approved fire access roads shall be located within 150-feet of all ground level exterior walls of buildings on the parcel. Access roads shall provide a minimum clear width of 20-feet and unobstructed clear height of 13-feet 6-inches. The Proposed ADU appears to be too far from an approved fire access road, and would need to meet the exceptions of IFC 503.1.1 for installation of an approved fire sprinkler system (NFPA 13D) or move the ADU closer to fire access roads so that all exterior walls are within 150-feet of the access road. This would require the applicant to submit an alternate means and methods application for review and approval.

\*NFPA 13D fire sprinkler system require a dedicated 2-inch line from the city main to the ADU

### **Public Utilities (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com))**

No objection to the proposed ADU. Any other comments can be addressed in the building permit application.

### **Transportation (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com))**

There is one additional off street parking space provided for the ADU which meets the requirement.

### **Building Services (Heather Gilcrease at [heather.gilcrease@slcgov.com](mailto:heather.gilcrease@slcgov.com))**

COMPLETE, however, for purposes of the future building permit approval, the open carport's supporting columns are too close to the south lot line. Either move the carport so the supporting columns are at least 5 feet away from the lot line, or enclose the south side of the carport with a fire-resistance-rated exterior wall with no more than 25% openings. (2015 International Residential Code Section R302.1) The concept of this code section is to protect against fire spread with separation and/or fire-protected construction.

### **Urban Forestry (Tony Gliot at [tony.gliot@slcgov.com](mailto:tony.gliot@slcgov.com) )**

No comment.