



# Staff Report

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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To: Salt Lake City Planning Commission  
From: Diana Martinez / [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com) / 801-535-7215  
Date: March 16, 2022  
Re: Detached Accessory Dwelling Unit – Conditional Use - [PLNPCM2021-01285](#)

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## CONDITIONAL USE

**PROPERTY ADDRESS:** 991 South 1000 East  
**PARCEL ID:** 16-08-401-001-0000  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** R-1/5,000 (Single-Family Residential)

### REQUEST:

Margy Maher of Brach Design, representing the property owners, is requesting conditional use approval for a 22'4.5"-foot tall, 450-square-foot detached accessory dwelling unit (ADU) that will be located in the rear yard of the property at 991 South 1000 East. The subject property is approximately 0.12 acres (5,227 square feet) in size and is in the R-1-5,000 Single Family Zoning District.

### RECOMMENDATION:

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

### ATTACHMENTS:

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

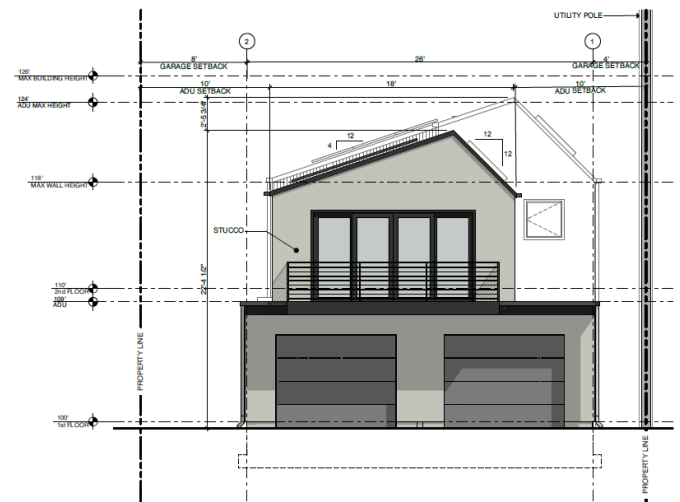
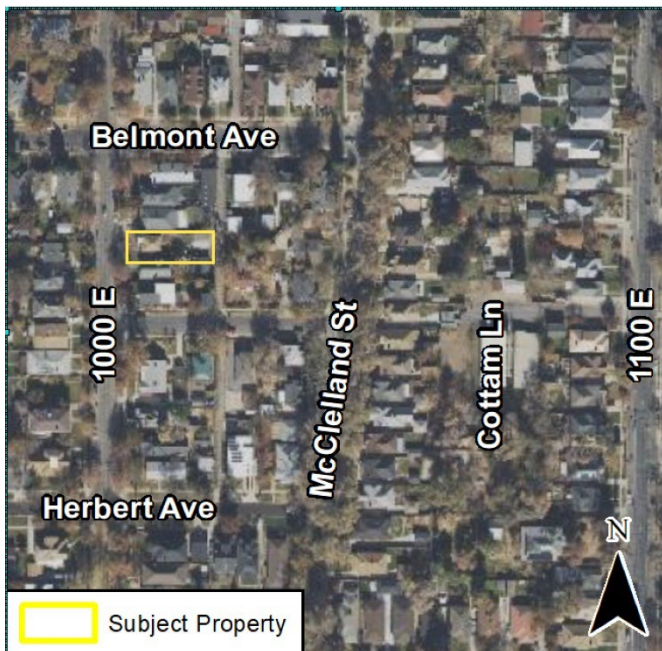
## PROJECT DESCRIPTION:

The proposal is for a newly constructed detached garage with an accessory dwelling unit (ADU) on the top. The garage (main ground level) is 4' from the north property line, 5' from the alley (east property line) and 8' from the south property line. These are all acceptable setbacks for the detached garage. The ADU is 10' from the north and south property lines, and 5' from the alley (east property line). The ADU has a balcony within the five foot area to the east property line, this is acceptable because it is adjacent to the alley.

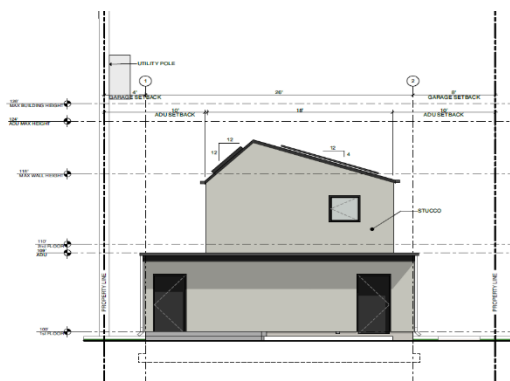
The property owner is planning to demolish the existing single-family dwelling and the existing detached garage to build a new single-family dwelling and a detached double garage with an ADU as a second story. The height of the ADU is proposed at 22'4.5" tall (the main house is proposed at 26.5' tall) and 450 square feet. The footprint of the garage/ADU building is 650 square feet. The subject property is located on 1000 East just south of 900 South.

The applicant is not able to provide on-site parking for the ADU tenant. There is legal on-street parking that can be used, along 1000 East and the ADU is located within 1/4 mile of a public transit stop. Therefore, the Transportation Engineer is waiving the requirement for on-site parking.

The proposed ADU will have a metal gabled roof and will have a stucco exterior, similar to the color and material as the newly proposed single-family dwelling. The proposed windows are casement style and will be similar to those on the proposed primary residence. The entrance to the proposed ADU faces to the west toward the rear façade of the primary residence.



2 (N) GARAGE / ADU EAST ELEVATION  
SCALE 1/8" = 1'-0"



4 (N) GARAGE / ADU WEST ELEVATION  
SCALE 1/8" = 1'-0"

Proposed elevations

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

**NEXT STEPS:**

**Approval of Conditional Use**

If the request is approved, the applicant will also need to comply with all zoning regulations and approvals required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the structure, once all regulations of approval have been met.

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

- The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance to register the ADU as a rental.
- The applicant is aware that the ADU cannot be used as a nightly rental or rented for any time less than a continuous 30-day period.
- Plans for the main dwelling must be labeled as “Single-Family Dwelling”. Only one accessory dwelling unit is allowed on the lot.

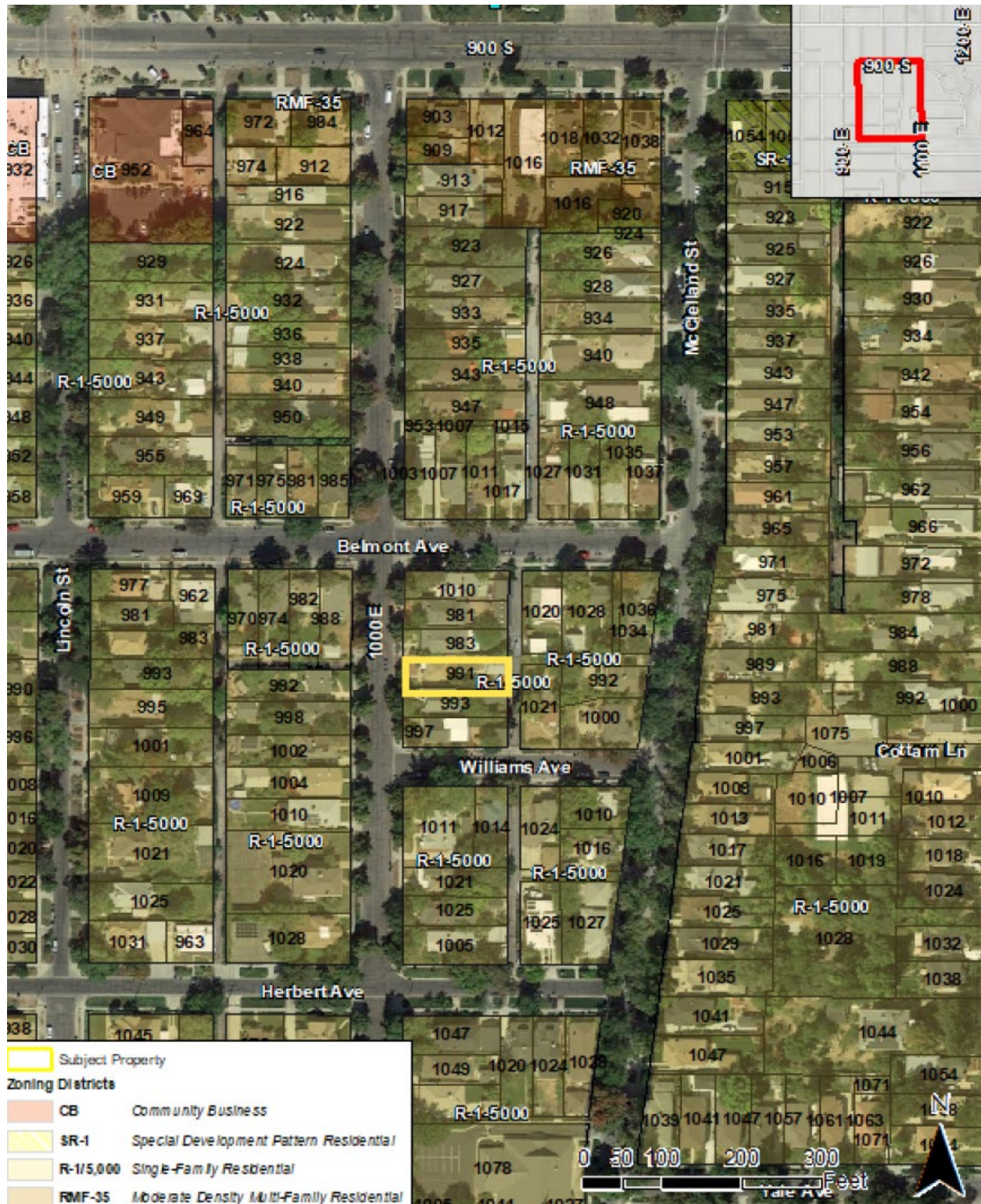
**Denial of Conditional Use**

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

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



# ATTACHMENT A – VICINITY MAPS



## ATTACHMENT B – ADDITIONAL INFORMATION PROVIDED BY APPLICANT

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**357 SOUTH 200 EAST #211  
SALT LAKE CITY, UT 84111  
WWW.BRACHDESIGN.COM  
801-865-7648**

February 18, 2022

Salt Lake City Planning Office  
451 South State St.  
Room 215

To Whom It May Concern,

The owners of 991 South 1000 East (JL Needham & Merideth Thompson) would like to build a new single family dwelling along with a new detached garage with an accessory dwelling unit on the second story of the garage. The property is located in the R-1-5000 zoning district with single family residential adjacent to it. The following points demonstrate how the proposed ADU is meeting the required zoning regulations:

- The proposed detached garage and ADU would be located in the rear yard of the property adjacent to the alley.
- The ADU is setback 5' from the rear property line, 10' from both side property lines, and more than 14' from the main dwelling, and it does not exceed the height of the proposed single family dwelling.
- The ADU is 450 sq ft in size which is less than 50% of the footprint of the proposed single family dwelling, and features a 64 sq ft balcony adjacent to the alley.

The design of the ADU takes the privacy of it's occupant and neighbors into consideration by having more openings/glazing facing the alley and little to no openings facing the adjacent north and south properties and facing the main dwelling to the west.

We see the addition of the ADU making a positive impact on the neighborhood as it would be a more sustainable approach to providing housing for students, professionals, etc., and would reactivate what would otherwise be a dead alley space making the area a more dense and vibrant place to live.

Regards,

Margy Maher  
Brach Design Architecture  
margy@brachdesign.com



## **ATTACHMENT C – PROPERTY AND VICINITY PHOTOS**



Photo of the front of the existing main dwelling (looking east). This is slated to be demolished.



Detached garage in the rear yard (looking northwest) along alley.





Neighbor's detached garage to the south.



Existing detached garage (north side yard).





Looking south down the alley – existing detached garage on the right.



Property to the east of the subject property along the alley.





Subject property – showing existing main dwelling and existing detached garage.

## **ATTACHMENT D – PROJECT PLANS**

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# NEEDHAM-THOMPSON

991 SOUTH 1000 EAST  
SALT LAKE CITY, UT 84105

## PROJECT TEAM

OWNER: J. NEEDHAM & MEREDITH THOMPSON  
435-708-8833  
jneedham@gmail.com  
ARCHITECT: BRACH DESIGN LLC  
DAVE BRACH P.A. CPHC  
801-465-7648  
dave@brachdesign.com  
STRUCTURAL ENGINEER: COMPASS ENGINEERING  
WAYNE STAGGS, P.E.  
801-464-2127  
compass-eng@hotmail.com

## PROJECT RENDERING



## SHEET INDEX

PREFIX	ID	Name
A0.1		COVER SHEET
A0.2		RENDERING
A0.3		ADU 3D VIEWS
A0.4		CONTEXTUAL VIEWS
A0.7		SITE PLANS
A0.8		SITE PLANS
A1.2		FLOOR PLANS
A1.3		FLOOR PLANS
A2.1		NEW HOUSE ELEVATIONS
A2.2		NEW HOUSE ELEVATIONS
A2.3		NEW GARAGE / ADU ELEVATIONS
A3.1		BUILDING SECTIONS
A3.2		BUILDING SECTIONS

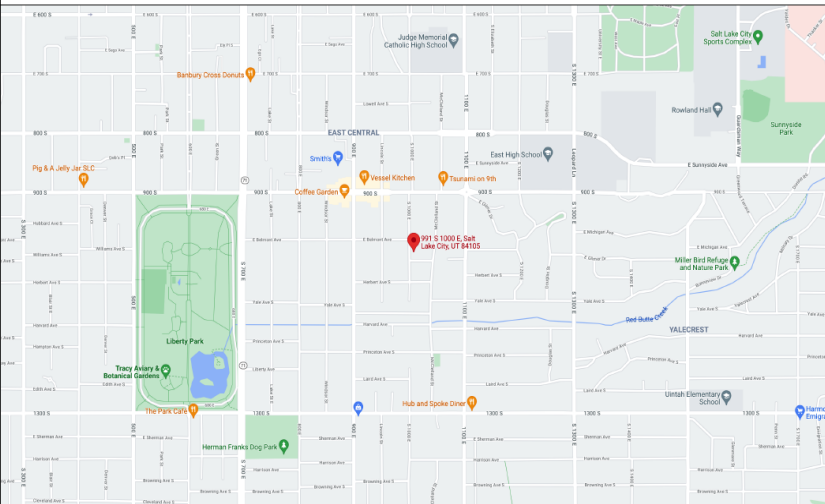
## PROJECT DESCRIPTION

The following is a proposal for a new single family dwelling (1,353 sq ft), a new detached garage (650 sq ft) and a new detached ADU (450 sq ft) on the second story of the garage.

### CONDITIONAL USE INFORMATION

OPERATING HOURS: N/A  
ADJACENT LAND USES: SINGLE FAMILY RESIDENTIAL (R-1-5000)  
NUMBER OF EMPLOYEES: N/A  
NUMBER OF SEATS: N/A  
PROJECT DISCUSSED WITH NEARBY PROPERTY OWNERS (Y/N): NO

## VICINITY PLAN



## GENERAL PROJECT INFO

PROJECT ADDRESS: 991 S 1000 E  
SALT LAKE CITY, UT 84105  
SCOPE OF WORK: DEMOLISH (E) SINGLE FAMILY DWELLING & GARAGE  
BUILD (N) SINGLE FAMILY DWELLING, DETACHED GARAGE, & DETACHED ADU  
ZONING DISTRICT: R-1-5000  
GOVERNING BUILDING CODES: R-1-5000  
CONSTRUCTION: 2015 IRC  
OCCUPANCY: GROUP A-3

PROJECT AREAS:	SQUARE FEET
LOT AREA	5,016
EXISTING HOUSE	720
EXISTING GARAGE	484
NEW HOUSE	1,353
NEW DETACHED GARAGE	650
NEW ADU ABOVE GARAGE	450
TOTAL SURFACE COVERAGE (1,353 + 650) / 5,016 =	2,003 39.9%



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dave@brachdesign.com

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NEEDHAM-THOMPSON  
991 SOUTH 1000 EAST  
SALT LAKE CITY, UT 84105

### REVISIONS:

NO.	DESCRIPTION

### PROJECT NO:

DATE: 1/14/22

### DRAWN BY:

SCALE: AS NOTED IN DRAWING

COVER SHEET  
A0.1

SHEET 1 OF 10







1 SOUTHEAST PERSPECTIVE  
SCALE 1/8"=1'-0"



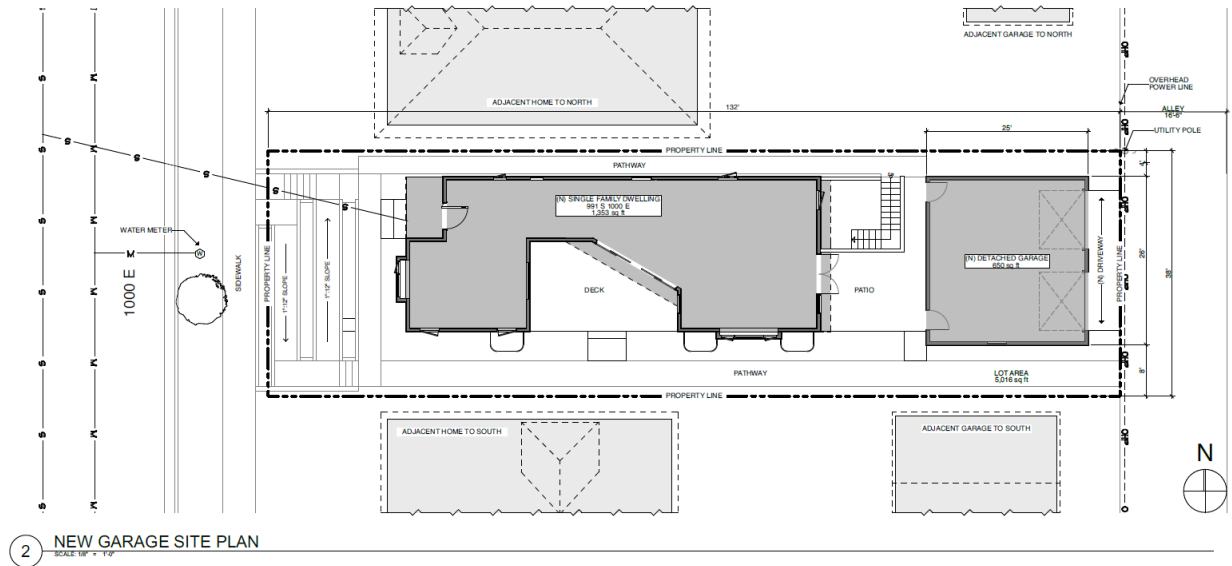
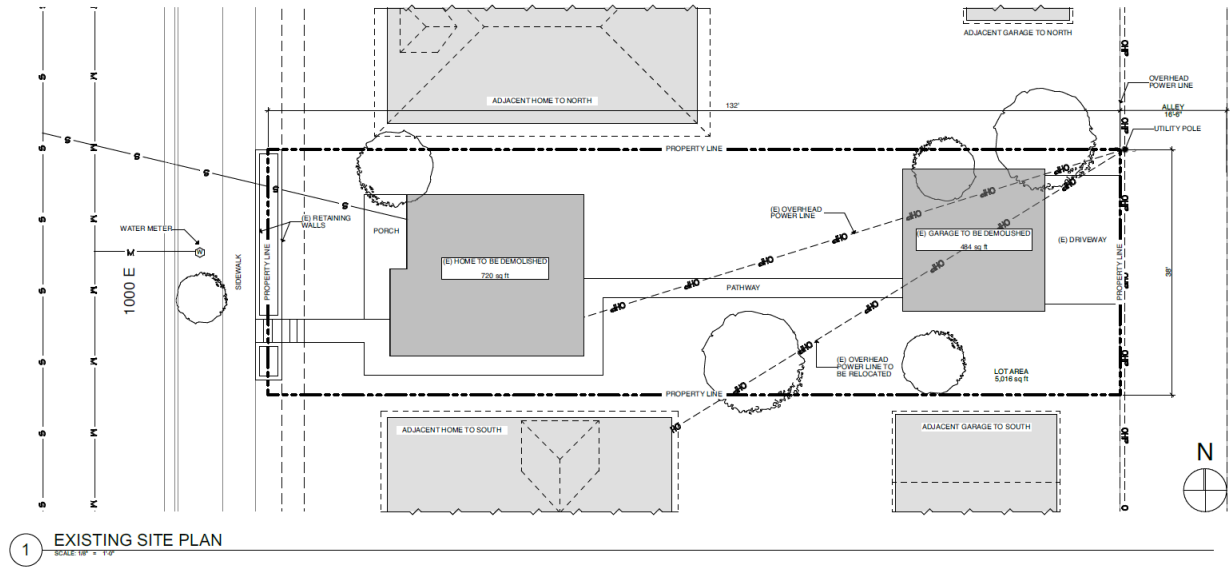
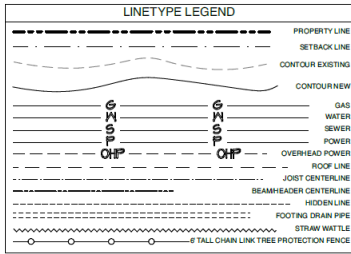
2 NORTHEAST PERSPECTIVE  
SCALE 1/8"=1'-0"



3 NORTHWEST PERSPECTIVE  
SCALE 1/8"=1'-0"



4 SOUTHWEST PERSPECTIVE  
SCALE 1/8"=1'-0"



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BRACH DESIGN ARCHITECTURE  
801-885-7648  
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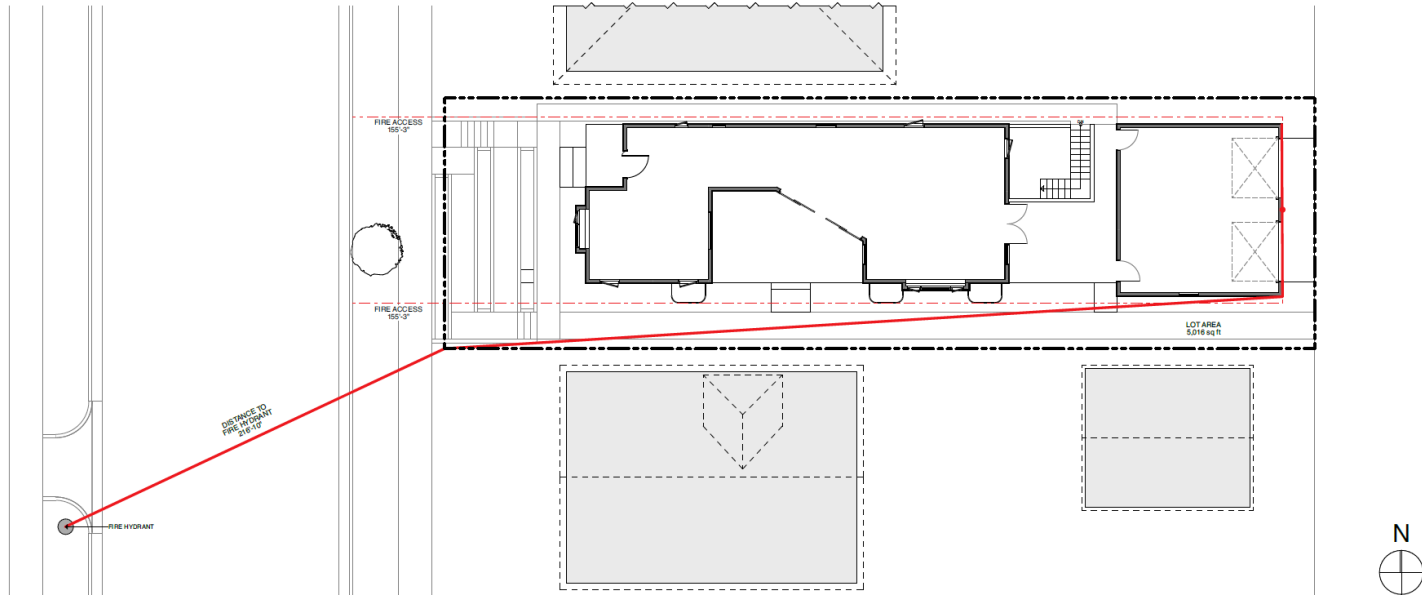
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**SITE PLANS  
A0.7**

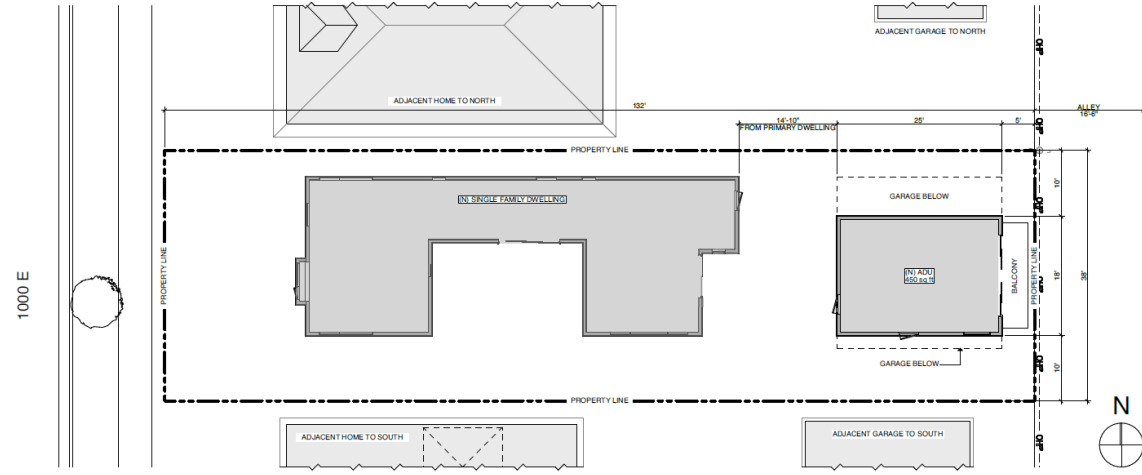
SHEET 7 OF 10



2 FIRE SITE PLAN  
SCALE: 1/8" = 1'-0"



1 NEW ADU SITE PLAN  
SCALE: 1/8" = 1'-0"



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ARCHITECTURE

STATE OF UTAH  
DAVE BRACH  
LICENSED ARCHITECT

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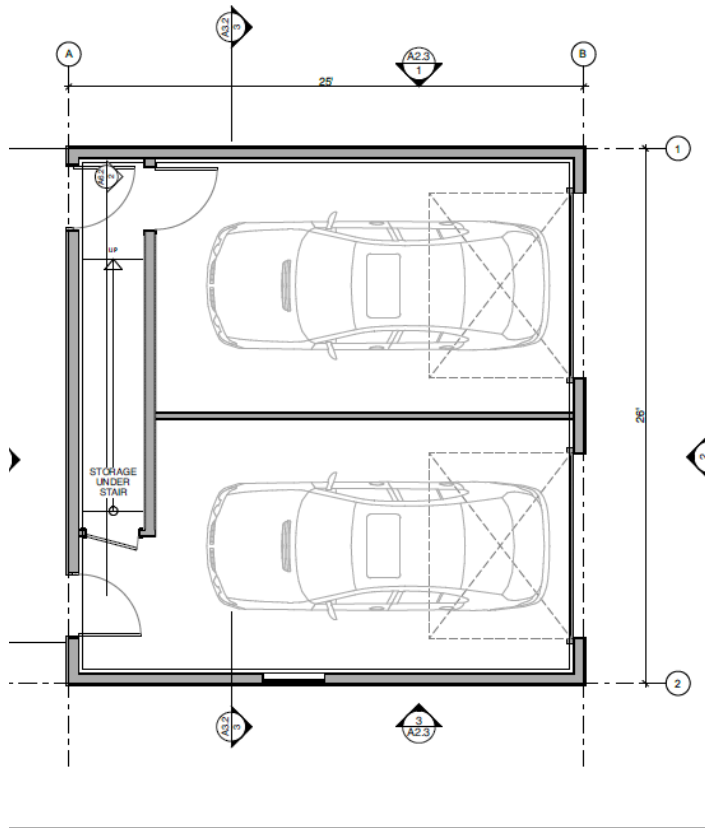
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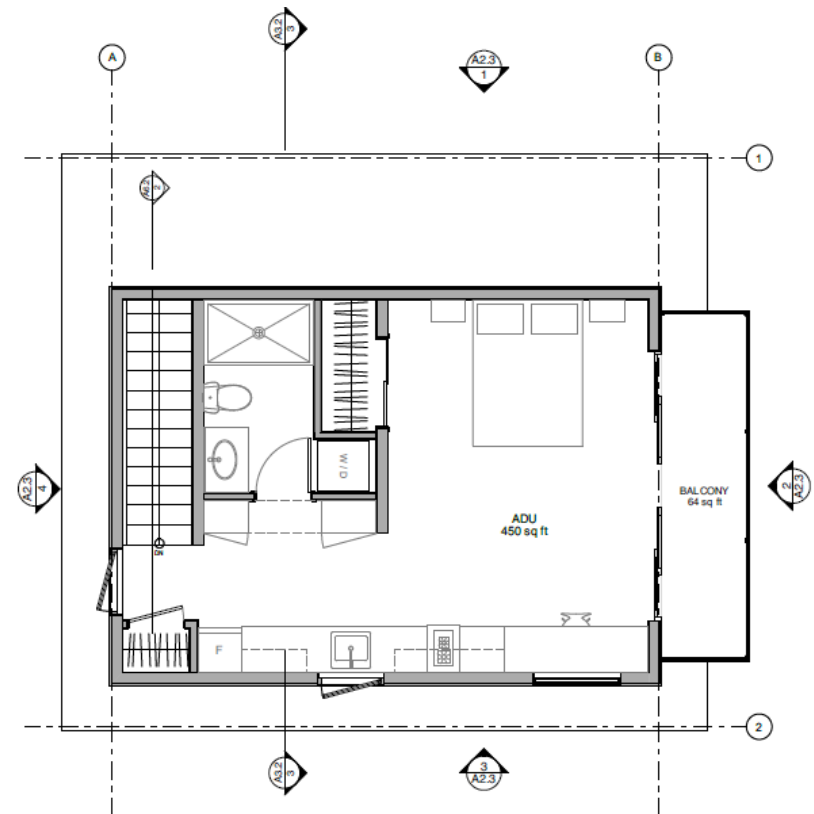
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SITE PLANS  
A0.8

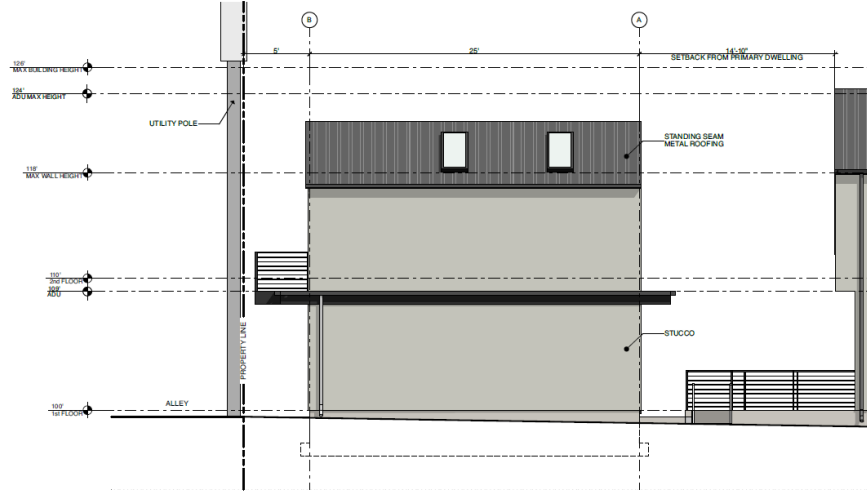
SHEET 8 OF 10



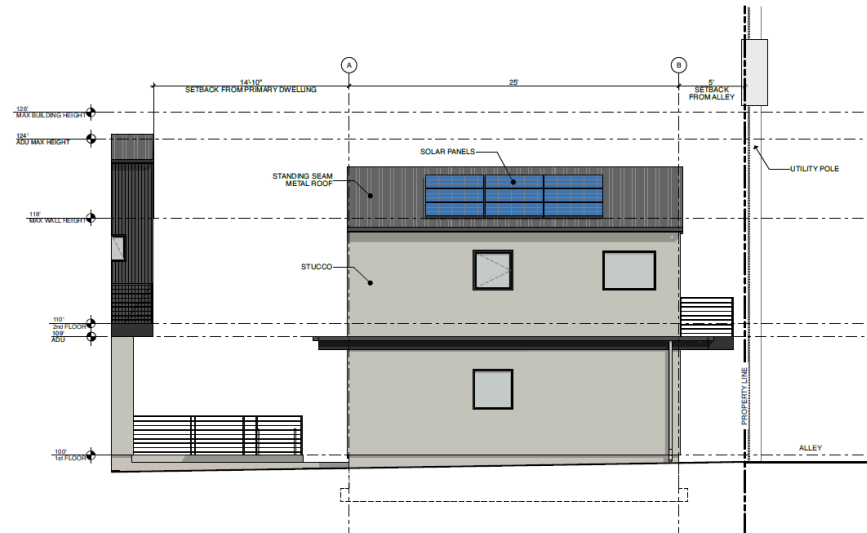
Floor plans for garage and ADU



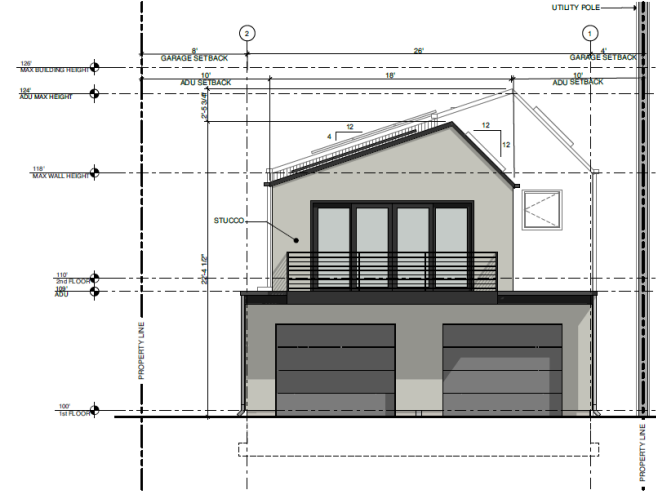




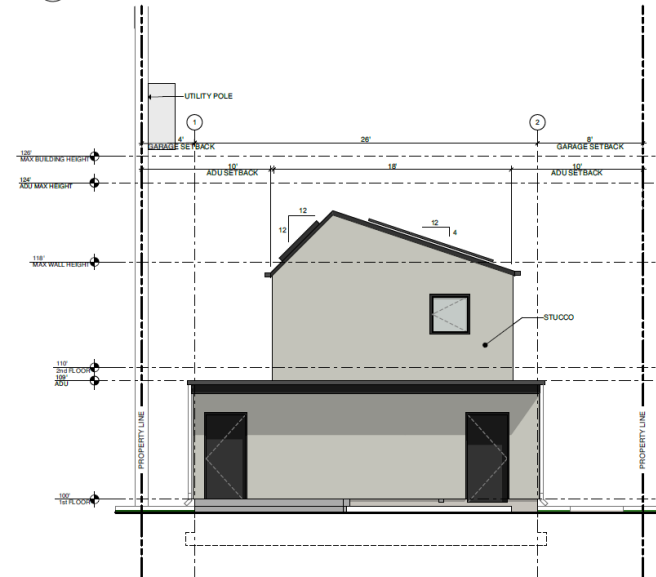
1 (N) GARAGE / ADU NORTH ELEVATION  
SCALE 1/4" = 1'-0"



3 (N) GARAGE / ADU SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



2 (N) GARAGE / ADU EAST ELEVATION  
SCALE 1/4" = 1'-0"



4 (N) GARAGE / ADU WEST ELEVATION  
SCALE 1/4" = 1'-0"

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REVISIONS:

PROJECT NO:

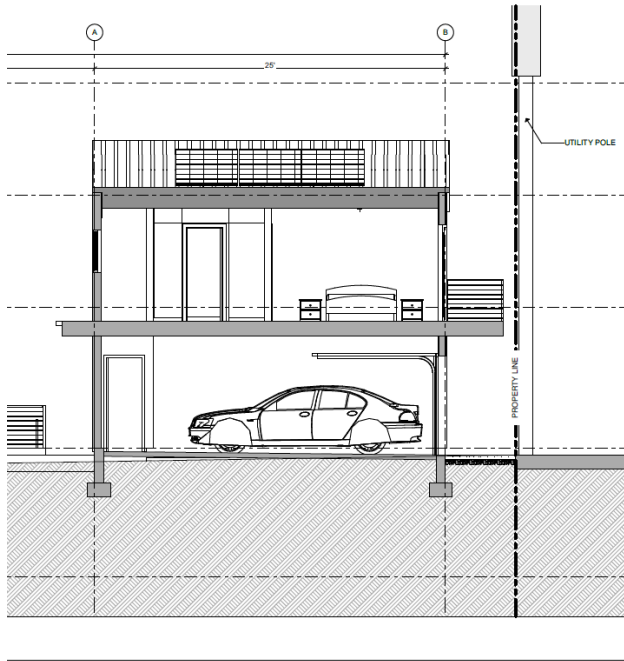
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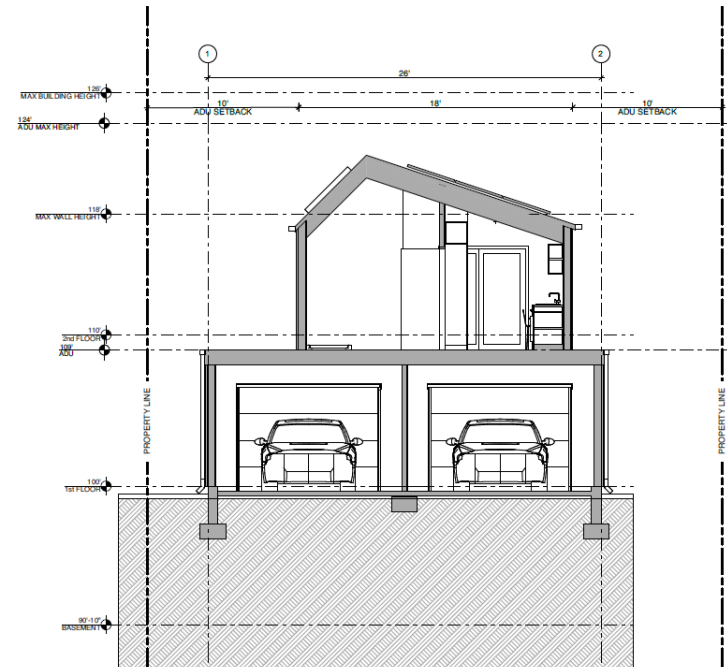
SCALE: AS NOTED IN DRAWING

NEW GARAGE /  
ADU  
ELEVATIONS  
**A2.3**

SHEET 15 OF 10



Garage and ADU sections



3 NS GARAGE / ADU SECTION  
SCALE 1/4" = 1'-0"



## ATTACHMENT E – ZONING STANDARDS FOR ADUs

### 21A.40.200 – Accessory Dwelling Units

ADU STANDARDS	PROPOSED	COMPLIES Y/N
<b>SIZE</b> The footprint of the building that contains the garage and the ADU cannot exceed 50% of the footprint of the main home, up to a maximum of 720 square feet. The total size of the ADU cannot exceed 650 square feet.	The proposed Primary house will be approximately 1,353 SF. The proposed garage/ADU building will have a footprint of 650 SF, which is less than 50% of the main dwelling's footprint.  The proposed gross floor area of the ADU is proposed at 450 SF.	<b>Complies</b>
<b>MAXIMUM COVERAGE</b> The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.  Maximum Coverage: 1. Yard Coverage: a. 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 facade of the principal building and the rear lot line. rear yard coverage:	Lot size is approximately 5,016 SF. 40% of the lot is 2,006 SF.  Primary House– 1,353 SF Proposed garage/ADU building =650 SF Total coverage –2,003 SF.  The surface coverage of all principal and garage/ADU buildings is approximately 39% of the lot.  The area behind the main structure is approximately 1,672 sq. ft. The amount of coverage by the ADU/garage structure is 650 sq. ft Therefore, the coverage percentage of the rear yard is approximately 39%.	<b>Complies</b>
<b>HEIGHT</b> 17 FT or the height of the single-family dwelling on the property, whichever is less.  *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 FT if 10-foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4' if the side or rear lot line is adjacent to an alley.	Approximately 22' 4.5" tall.  *The single-family dwelling on the property is taller than 17 FT, so the applicant could request an ADU with a height equal to the height of the house on the property.	<b>Complies</b>

<p><b>SETBACKS</b> The ADU must be a minimum of 10 FT from any side or rear lot line.</p> <p>*If the property line is along an alley, the setback can be reduced to a minimum of 4 ft along the alley property line.</p>	<p>Proposed ADU is inset 10 ft from both side lot lines.</p> <p>The garage on the main ground level meets the requirements for an accessory building. It is 4' from the north property line, 5' from the alley (east property line) and 8' from the south property line. All acceptable setbacks.</p>	<p><b>Complies</b></p>
<p><b>SEPARATION</b> Located 10 FT from any primary dwelling on the property or adjacent property</p>	<p>Located approximately 14'10" from the primary house on the property and the closest house on an adjacent property is more than 20 FT.</p>	<p><b>Complies</b></p>
<p><b>ENTRANCE LOCATIONS</b> The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> <li>Facing an alley, public street, or facing the rear façade of the single-family dwelling on the same property.</li> </ul>	<p>The entrance for the proposed ADU is oriented toward the west facing the rear façade of the proposed main dwelling.</p>	<p>Complies</p>
<p><b>REQUIREMENTS FOR WINDOWS</b> Windows on an accessory building containing an ADU shall comply with the following standards:</p> <ul style="list-style-type: none"> <li>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</li> <li>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.</li> <li>Except as required in subsection E3g(1) of this</li> </ul>	<p>Windows are similar in dimension and design as the windows on the proposed principal structure.</p> <p>Windows are proposed on the west façade facing the rear of the house, two windows on the south façade and balcony door windows on the east façade facing the alley.</p> <p>There will be two skylight windows on the roof on the north side of the ADU.</p>	<p><b>Complies</b></p>



section, windows shall maintain a similar dimension and design as the windows found on the principal structure.		
<b>PARKING</b> Minimum of <b>one parking space</b> on site.  *This requirement may be waived if there is legal on street parking along the street frontage of the property OR if it's within 1/4 mile of a transit stop.	*On-site parking could be waived because they have one legal on street parking space.	<b>Complies</b>

# ATTACHMENT F – CONDITIONAL USE STANDARDS

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## 21A.54.080 Standards for Conditional Use

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

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

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

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

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

**Analysis:** The proposed ADU is anticipated in the R-1/5,000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property.

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

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

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

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

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

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

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

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



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

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

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

The proposed ADU is consistent with the *Central Community Master Plan*, *Plan Salt Lake*, *Growing SLC*, and the related purpose statements in the Zoning Ordinance.

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

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

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

Criteria	Finding	Rationale
<b>1. This title specifically authorizes the use where it is located</b>	<b>Complies</b>	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 E</a> .
<b>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</b>	<b>Complies</b>	As discussed under Conditional Use Standard 3 above, the proposed construction of an ADU is consistent with policies in the <i>Central Community Master Plan</i> , <i>Plan Salt Lake</i> , <i>Growing SLC</i> , and the zoning ordinance since it will provide another housing option and creates a new housing unit that respects the scale of the neighborhood.
<b>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</b>	<b>Complies</b>	<p>Uses surrounding the property are primarily single family residential. The lots in this area are all relatively the same size, as are the homes which are mostly bungalow style.</p> <p>The proposal complies with the size requirements for an ADU which can be up to 50% of the footprint of the primary house up to 720 SF and is compatible with the scale of surrounding accessory buildings and adjacent uses.</p>
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	As discussed above, the scale of the proposal is compatible with the proposed main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU. The ADU is proposed in a location on the site that minimizes impacts to adjacent properties.
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	The residents of the proposed main single-family dwelling and the tenants of the ADU will have parking in the proposed garage, which will be accessed by the alley to the east of the property.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-</b>	<b>Complies</b>	The property has available parking on the street in front of the property so off-street parking for the ADU could be waived. It is not anticipated that the

<b>motorized, and pedestrian traffic</b>		addition of the accessory unit will create adverse impacts from motorized, non-motorized and pedestrian traffic.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The site is designed for pedestrian access and will be improved with additional paths for access to the ADU.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	Vehicular access to the site is existing. The parking space for the ADU will be accessed from the alley to the east. Transportation provided comments on the proposal and has no objections stating that there is on street parking. No unreasonable impacts to the service level of the adjacent streets are anticipated.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	Parking for the ADU could be waived because there is on-street parking in front of the property, and it is within 1/4 mile of a public transit stop.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	The Public Utilities department will review this during the building permit process.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The surrounding properties are all residential uses, and the proposed use is also residential. The proposed ADU may result in increased activity in the rear yard of the subject property.
<b>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</b>	<b>Complies</b>	The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	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.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	The property is not located within a Local or National Historic District and the proposal does not involve removal of any historic resources or structures.



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

# ATTACHMENT G:

## Public Process and Comments

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### Public Notice, Meetings, Comments

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

- January 26, 2022: Early notification regarding the project mailed out
  - Notices were mailed to property owners/residents within 300 feet of the proposal
- January 25, 2022: The Planning Division provided a 45-day comment period notice to the East Liberty Park Community Council but did not receive a request for the proposal to be heard at their meeting.
- Planning Division Open House –
  - A virtual open house was held from January 26, 2022- March 14, 2022. Notices were mailed to property owners/residents within ~300 feet of the proposal and sent out on the City's Planning listserv and community council contacts.

Notice of the public hearing for the proposal included:

- Public hearing sign notice posted on the property on March 9, 2022.
- Public hearing notice mailed on March 9, 2022.
- Public notice posted on City and State websites and Planning Division list serve on March 9, 2022.

### PUBLIC INPUT:

Staff has received the following public input:

- Two emails in favor of the ADU
- One email in opposition of the ADU

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

### COMMUNITY COUNCIL:

Staff has not received comment from the Community Council.

Email in favor:

Sent 1/28/22 9:03 am

Hey Diana:

I'm writing in regards to the ADU being proposed for 991S 1000 East. I'd like to provide comment in the hearing but am also curious if a site plan and other drawings have been proposed or submitted. I'm generally in favor of ADUs by right but I want to see what's being proposed before public comment.

Thank you in advance.

Myron Willson

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Email in Favor

Sent 2/05/22 2:33 pm

From Property Owners of 1011&1015 South 1000 East

We support the Accessory Dwelling Unit at 991 S 1000 E.

Thank you,

Robert & Victoria Bourns

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Email in Opposition

Sent 3/07/22 8:04 am

Dear Ms. Martinez,

Please enter the following public comments on case number PLNPCM2021-01285 at 991 South 1000 East

1.) Dangerous Situation- Unacceptable because this building is going next to a power transformer and on top of that one line crosses the property to the neighbor! This is dangerous for the people in the neighborhood let alone the one neighbor.

2.) Out of Character - An ADU is building in out of character on the alleys because along 10th east are single garages only. Building this up more than one floor is not acceptable. Keeping in line with other garages for the sake of the neighborhood.

3.) Abuse of a Single Family Residential Unit - The ADU appears that the person wants to build a separate house despite the dangerous situation and out of the neighborhood character then they will build the single family residential unit! Maybe bigger!

I look forward to seeing your comments on the above points within a week.

Kindly,  
Mary Rogan



# ATTACHMENT H:

## Department Review Comments

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### **Public Works // Jason Draper //**

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No Comments at this time. Review will continue with the building permit process.

### **Transportation // Michael Barry //**

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Two (2) off street parking spaces are required for the single-family residence and one (1) additional off-street parking space is required for the ADU. The requirement for the additional parking space may be waived if there is legal on street parking along the frontage of the property or if the property is located within one quarter mile of a transit stop (21A.40.200.E.1.g).

The subject property meets both criteria previously referenced to waive the parking space for ADU.

### **Fire // Douglas Bateman //**

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No Comments at this time. Review will continue with the building permit process.

### **Engineering // Scott Weiler //**

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Prior to performing any work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering.