



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Diana Martinez, Principal Planner, diana.martinez@slcgov.com or 801-535-7215
Date: August 10, 2022
Re: PLNSUB2022-00248 - Preliminary Plat
PLNPCM2022-00249 - Conditional Use – for Accessory Dwelling Unit (ADU)
PLNPCM2022-00250 - Planned Development

Preliminary Plat//Planned Development //Conditional Use

PROPERTY ADDRESS: 918 S. 1500 W.
PARCEL ID: 15-10-255-013-0000
MASTER PLAN: Westside Master Plan
ZONING DISTRICT: R-1-5,000 (Residential)

REQUEST:

The property owner, Victoria Bolanos, is requesting three application approvals for the property at 918 South 1500 West.

- **Preliminary Subdivision Plat** approval to subdivide the property into two-lots.
- **Planned Development** approval for the following modifications:
 - Lot width modification from 50 feet to 42.93 feet on Lot 1, and 47.63 feet on Lot 2
 - Placement of the driveway to be moved to the north side of Lot 2, modification from the driveway ordinance 21A.44.020.F.7.a.(2)
- **Conditional Use** approval for an Accessory Dwelling Unit (ADU) to be built on Lot 2 in the rear yard, detached from the existing dwelling. The proposed ADU will have an approximate square footage of 345 square feet and will be 11 feet tall.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the requests with the following conditions:

- Removal of shipping container from the property prior to obtaining a building permit for any new structures.

July 27, 2022

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PROJECT DESCRIPTION

The property owner, Victoria Bolanos, is requesting three application approvals for the property at 918 South 1500 West. The first request is for a Preliminary Subdivision Plat approval to subdivide the property into two lots. There is an existing dwelling on the property, that the applicant intends to keep. The new lot, which is the vacant area on the south side of the property, will have a new dwelling built on it. This future dwelling and the new lot will meet all other zoning standards, other than the proposed lot width of 42.93 feet. Since the applicant is intending to sell the new lot, no proposed design plans were submitted for the future dwelling.

The lot width requirement for both lots in the R-1-5,000 zone is 50 feet and the lot area requirements for both lots is 5,000 square feet. The total property lot size, including $\frac{1}{2}$ width of both alleys to the west and south, is approximately 11,107 square feet (or approximately 0.25 acres).



Subject property – looking to the west from 1500 W.



Aerial view of subject property

To subdivide the property into two legal lots, the applicant will need a Planned Development modification from the ordinance to meet the lot width requirement of 50 feet. Those modifications are 50 feet to 42.93 feet on Lot 1, and 47.63 feet on Lot 2.

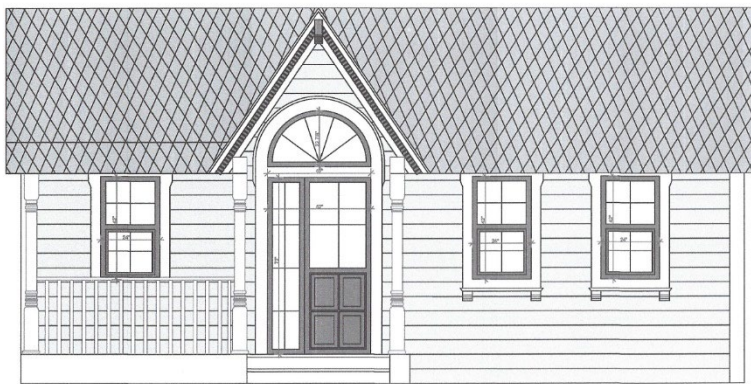
The applicant will also need a modification to ordinance 21A.44.020.F.7.a(2):

Residential Districts: With the exception of legal shared driveways, driveways shall be at least six feet (6') from abutting property lines, twenty feet (20') from street corner property lines and five feet (5') from any public utility infrastructure such as power poles, fire hydrants and water meters. Except for entrance and exit driveways leading to properly located parking areas, no curb cuts or driveways are permitted.

The applicant is proposing to move the driveway for Lot 2 from the south side of the existing dwelling to the north side, however, there is only 13 feet between the dwelling and the north property line. The applicant will not be able to meet the ordinance requirement of having the driveway six feet from the property line.



The third request is for a Conditional Use approval for an Accessory Dwelling Unit (ADU) to be built on Lot 2 in the rear yard, detached from the existing dwelling. The proposed ADU will have an approximate square footage of 345 square feet and will be 11 feet tall.



Front elevation of proposed accessory dwelling unit (ADU)

Parking for the ADU can be waived and can be on the street where off-site parking is legal. The placement for the ADU will be in the rear yard of the proposed Lot 2, four feet from the west property line and approximately 11 feet from both the existing north property line and the newly proposed south property line (between the proposed lot 1 and lot 2).

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with Citywide and Community Master Plans
2. Requested Zoning Modifications: Lot width reductions on both lots, and driveway placement

Consideration 1: Compliance with Citywide and Community Master Plans

Westside Master Plan (2014)

This development is located within the Poplar Grove neighborhood of the *Westside Master Plan*. The intent of this Master Plan is to create a future for the Westside Community based on these fundamental goals:

- Promote reinvestment and redevelopment in the community
- Support of higher density growth where appropriate.
- Protect and encourage ongoing investment in existing, low-density residential areas
- Foster opportunities for unique, mixed-use neighborhood and community nodes
- Livable communities and neighborhoods
- Vital and sustainable commerce
- Create and strengthen public spaces
- Increased pedestrian mobility and accessibility

The master plan anticipates that the overall level of change within single-family neighborhoods will be low, but they are viewed as areas of opportunity for incremental growth and redevelopment.

Citywide Housing Master Plan – Growing SLC (2018-2022)

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022* that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*
- *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

Objective 6: Increase home ownership opportunities.

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide infill development that would normally not be allowed through strict application of the zoning code. The Planned Development process allows for an increase in housing stock and housing options and provides a way to minimize neighborhood impacts through its compatibility standards. The proposed development is utilizing this process to provide infill development on an underutilized lot and add additional housing ownership options in the city to help meet overall housing needs.

Plan Salt Lake (2015)

The City has an adopted citywide master plan that includes policies related to providing additional

housing options. The plan includes policies related to growth and housing in Salt Lake City.

Growth:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City’s population.

Housing:

- Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- Increase diversity of housing types for all income levels throughout the city.
- Increase the number of medium density housing types and options.
- Enable moderate density increases within existing neighborhoods where appropriate.

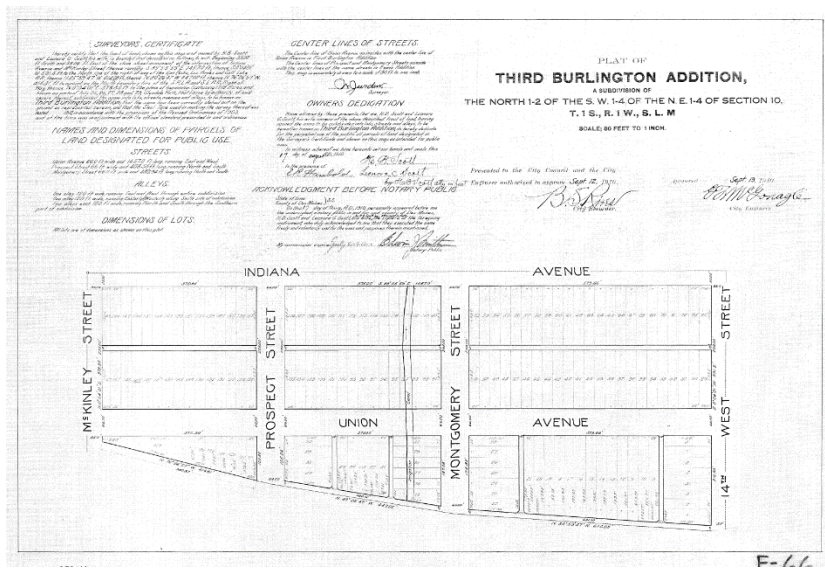
Staff Discussion: The proposed development will provide infill housing that is compatible with the character and scale of the existing single-family neighborhood. The preservation of the existing housing stock is referenced through the neighborhood and citywide plans. The proposal adds growth in a pedestrian friendly area with existing infrastructure and services. Bus routes (Indiana Avenue) are within walking distance as well as other amenities including a local grocery store, restaurants and commercial businesses. The proposed development helps to meet the growth and housing goals of the City’s Master Plans and aligns with the development expectations of the neighborhood.

Consideration 2: Requested Zoning Modifications

The applicant is requesting two zoning modifications:

- Lot width reduction from 50 feet to 42.93 feet on Lot 1, and 47.63 feet on Lot 2
- Modification from Ordinance 21A.44.020.F.7.a.(2), which requires driveways to be six feet from abutting property lines. The applicant is proposing a driveway on the north side of Lot 2 which would be abutting the north property line.

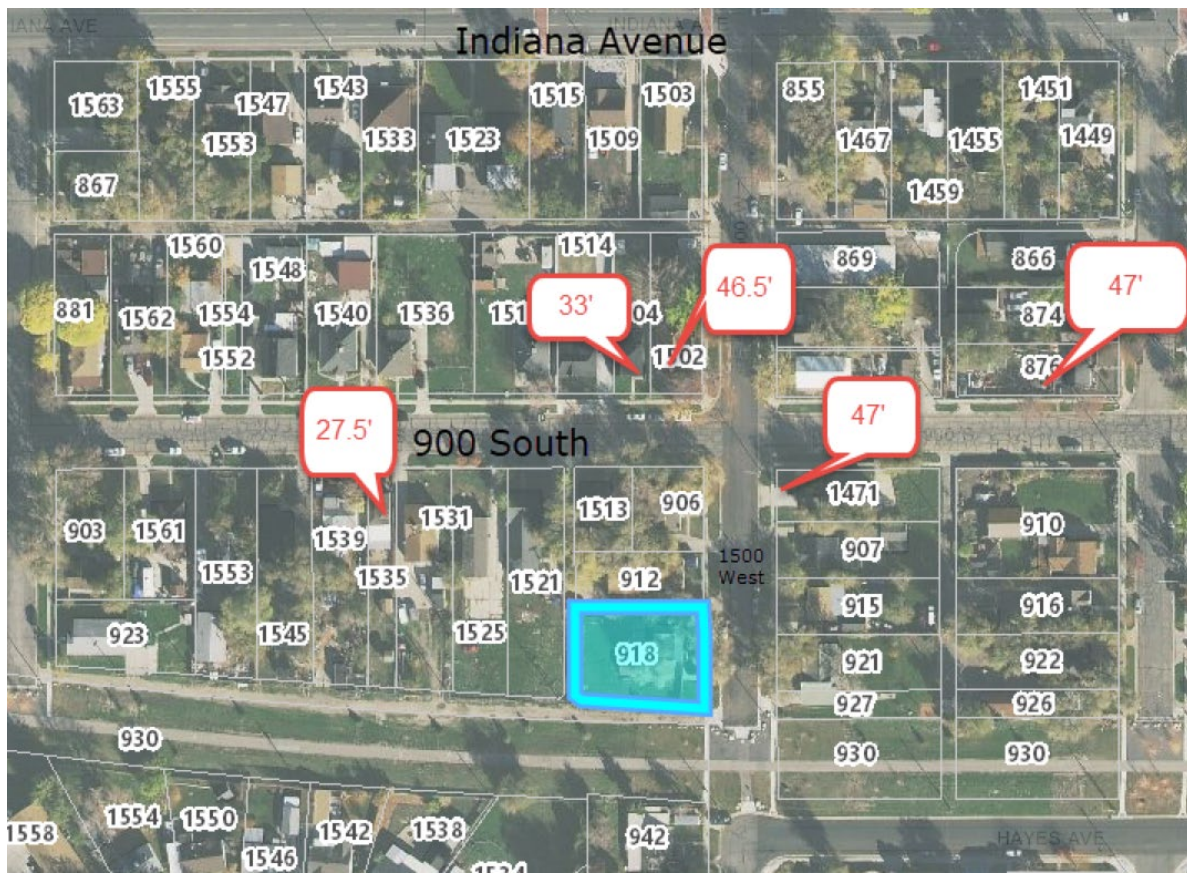
The subject property is part of the original *Third Burlington Addition Subdivision (Sept.1910)*, as Lot 1, 2 and 3. The original lot widths within this subdivision range from 25’ to approximately 44’. Over the years, lots were combined to make large lot sizes. The existing house was built in 1936, so it is assumed that the lots (1,2 & 3) were combined at that time.



Original subdivision plat from 1910– Third Burlington Addition

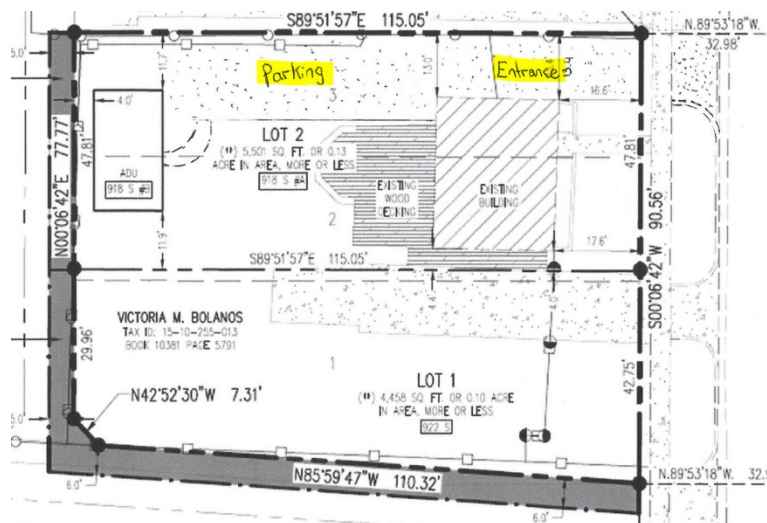
Currently, the lots in the immediate vicinity of the subject property have lot widths ranging from approximately 27.5' wide to approximately 98' wide. Many of the lots are approximately 50 feet in width, indicating that two of the original (25' wide) lots were combined.

There are at least five lots in the vicinity of the subject property, that have lot width less than 50 feet wide.



View of lots with lot widths less than 50 feet -within proximity of subject property.

The second modification the applicant is requesting relief from is the driveway location ordinance 21A.44.020.F.7.a.(2). The ordinance requires driveways to be six feet from abutting property lines. Currently, the driveway for the existing dwelling is located on the south side of the existing dwelling. The applicant has chosen not to have a shared driveway with the proposed lot to the south and therefore, wants to move the driveway location to the north side of what will be Lot 2.



There is only 13 feet between the existing dwelling and the north property line. Ordinance requires driveways to be a minimum of 12 feet, so that leaves a one-foot separation from the proposed driveway and the north property line.

The area to the north of the existing dwelling is the only option, aside from having a shared driveway between the two lots. Although there is a platted alley to the west of the property, this is a paper alleyway (not in use) and it doesn't have an access point to get to the proposed Lot 2 for a driveway.

Staff Discussion:

While the applicant is asking for zoning modifications, the proposal generally meets the applicable standards to divide the property into two legal lots.

The proposed reduced lot widths are compatible with other lot widths in the immediate area of the subject property, where the lot widths range from 27.5' to 98' wide. This property dead ends at the 9 Line Trail, so it is the lots to the north that a reduced lot width should be compared with.

In regard to the driveway placement for Lot 2 (lot with the existing dwelling), the applicant only has two options for the placement: keeping the driveway in between the lots and establishing a shared parking driveway; or to place the driveway to the north side of the existing dwelling and ask for the modification on the ordinance requirement. Planning Staff and the Transportation Engineer agree that having the driveway abutting the north property line is acceptable since there is some spacing (approximately two feet) between the proposed driveway and the driveway to the north on the next property.

STAFF RECOMMENDATION

Staff is recommending approval of the Planned Development, Preliminary Subdivision Plat, and Conditional Use (ADU) petitions. The proposal meets the purpose of the R-1-5,000 residential zoning district, and the requested modifications result in an opportunity for more housing options in this area, on a standard size lot.

NEXT STEPS

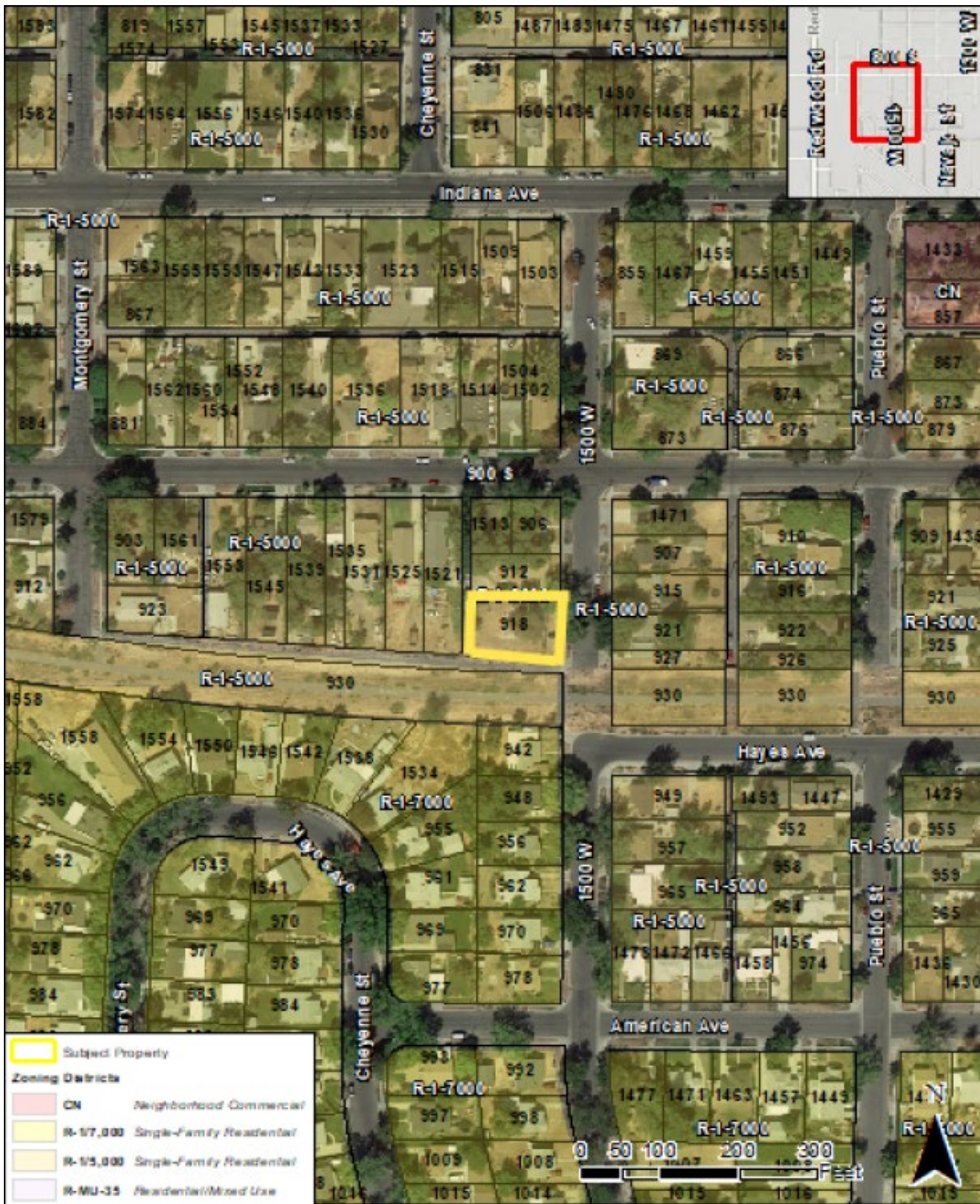
Approval of the Requests

If the petitions are approved by the Planning Commission, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. A final plat application will need to be submitted and recorded with Salt Lake County.

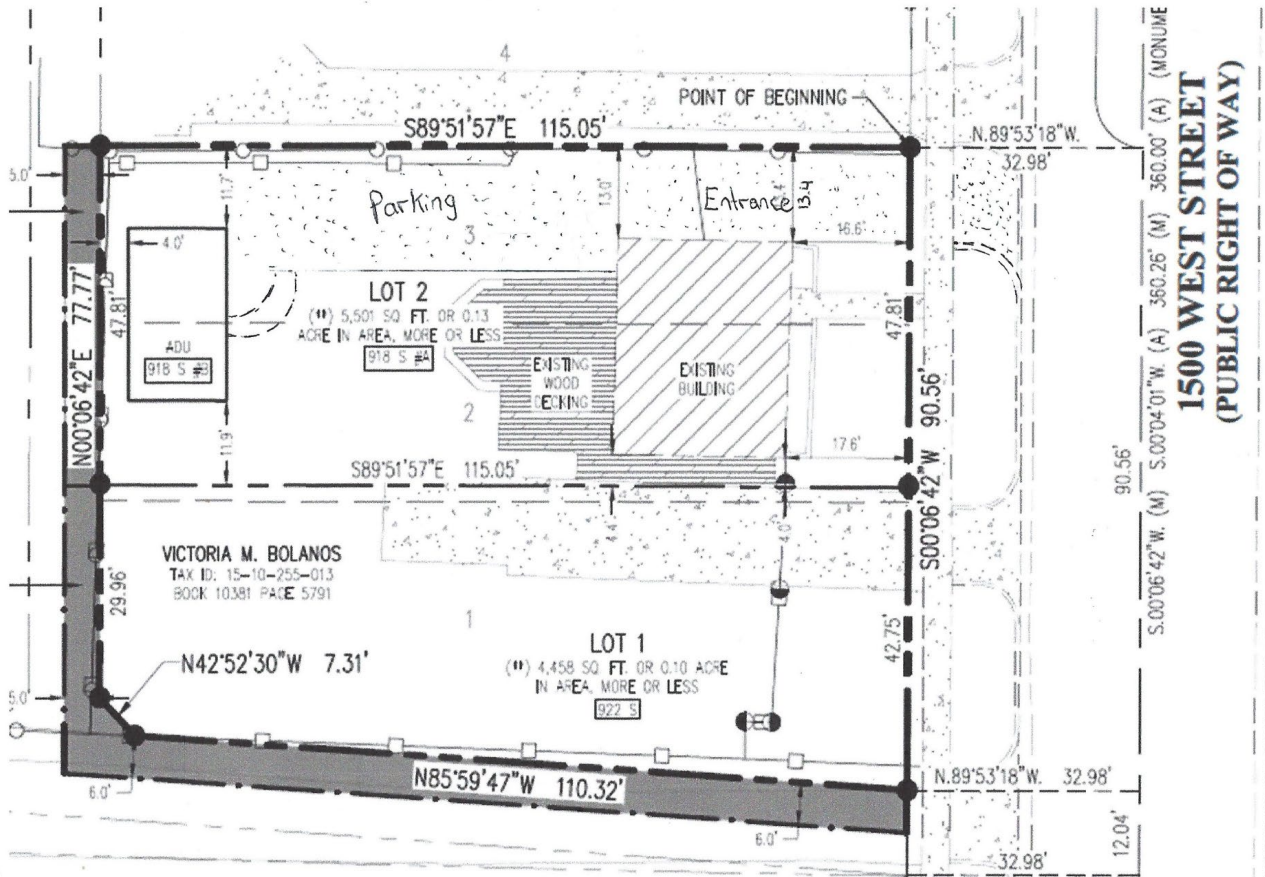
Denial of the Requests

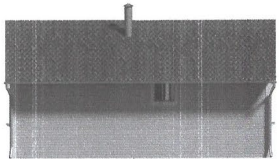
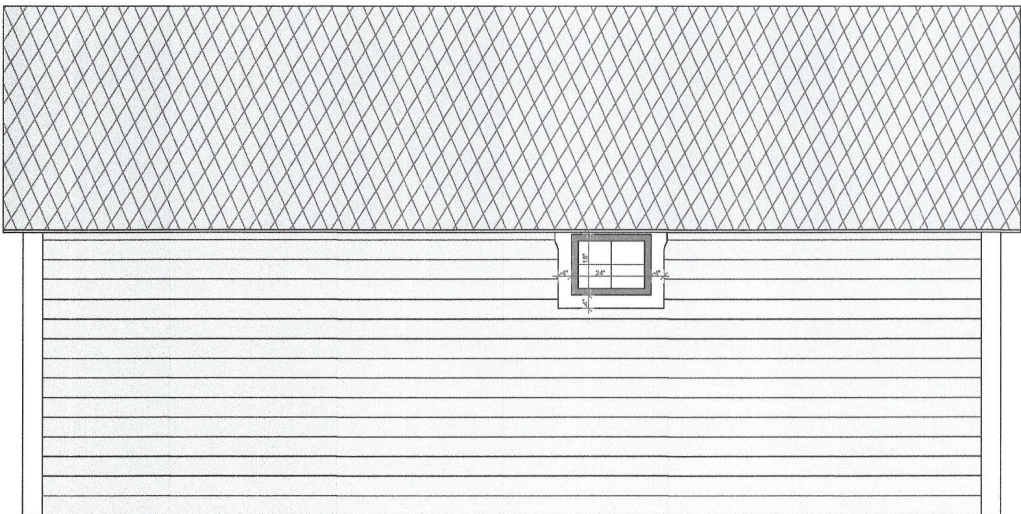
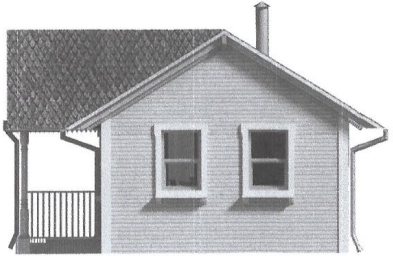
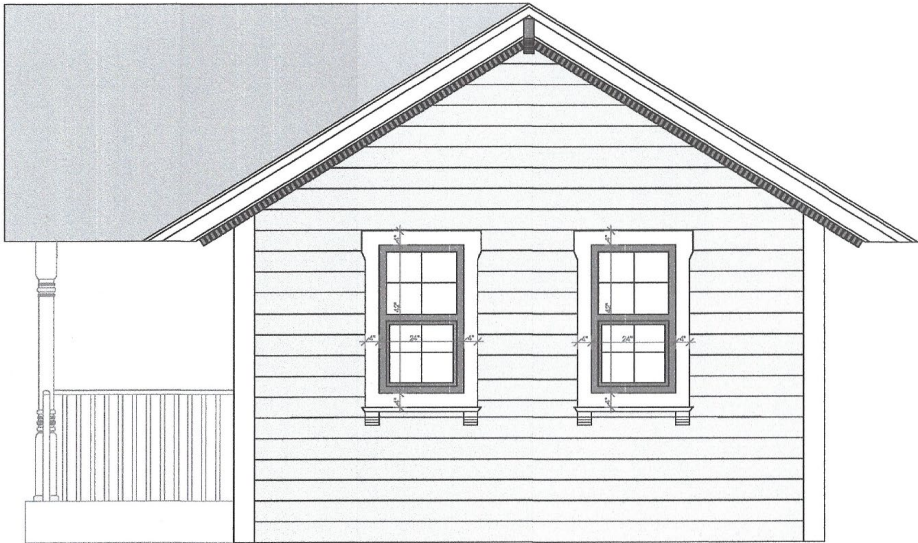
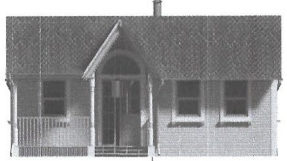
If the petitions are denied, the applicant would not be able to subdivide the lot into two lots with the proposed lot widths along 1500 west for the two lots. The applicant would also not be able to build the proposed ADU, however, an accessory building could be built by right if it met the required setbacks.

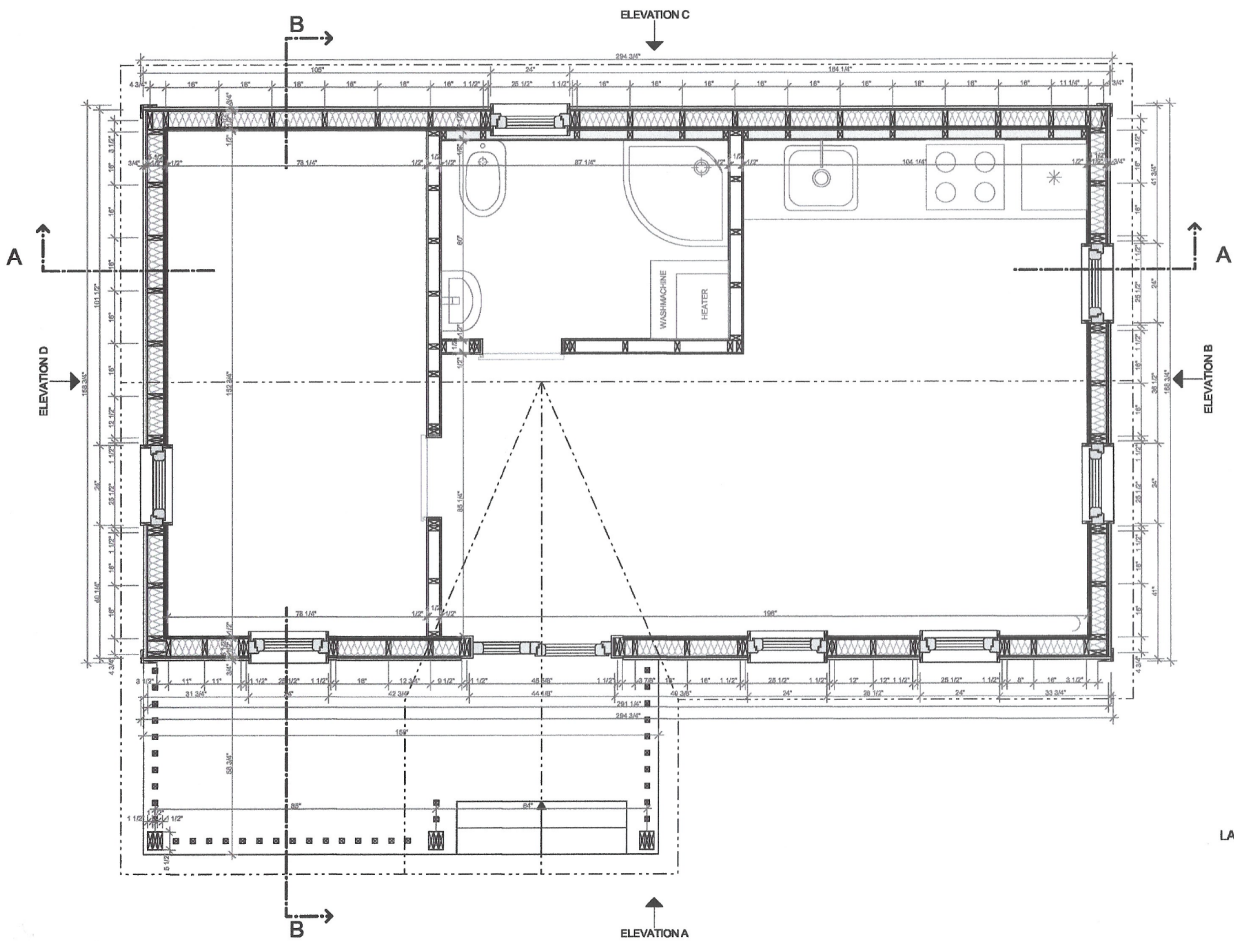
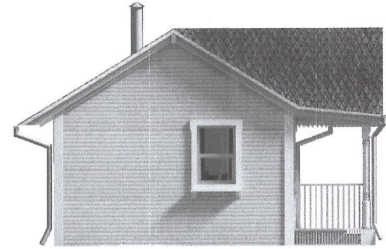
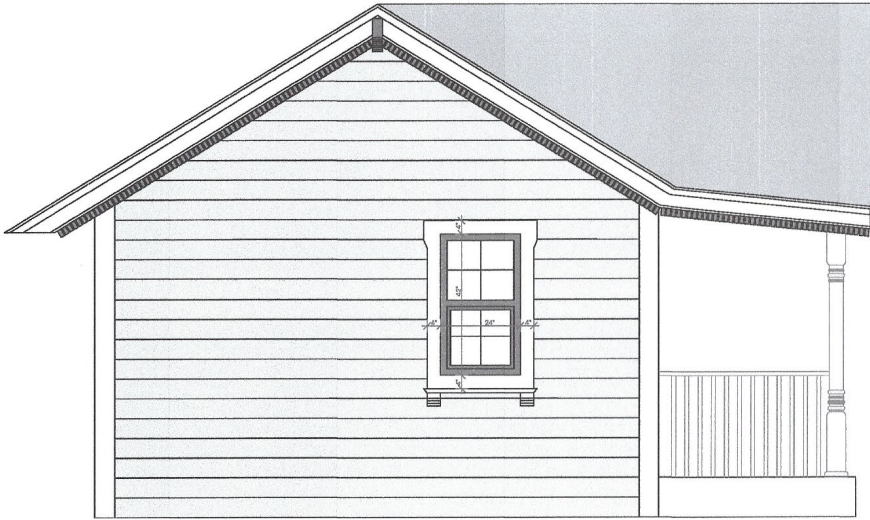
ATTACHMENT A: Vicinity Map



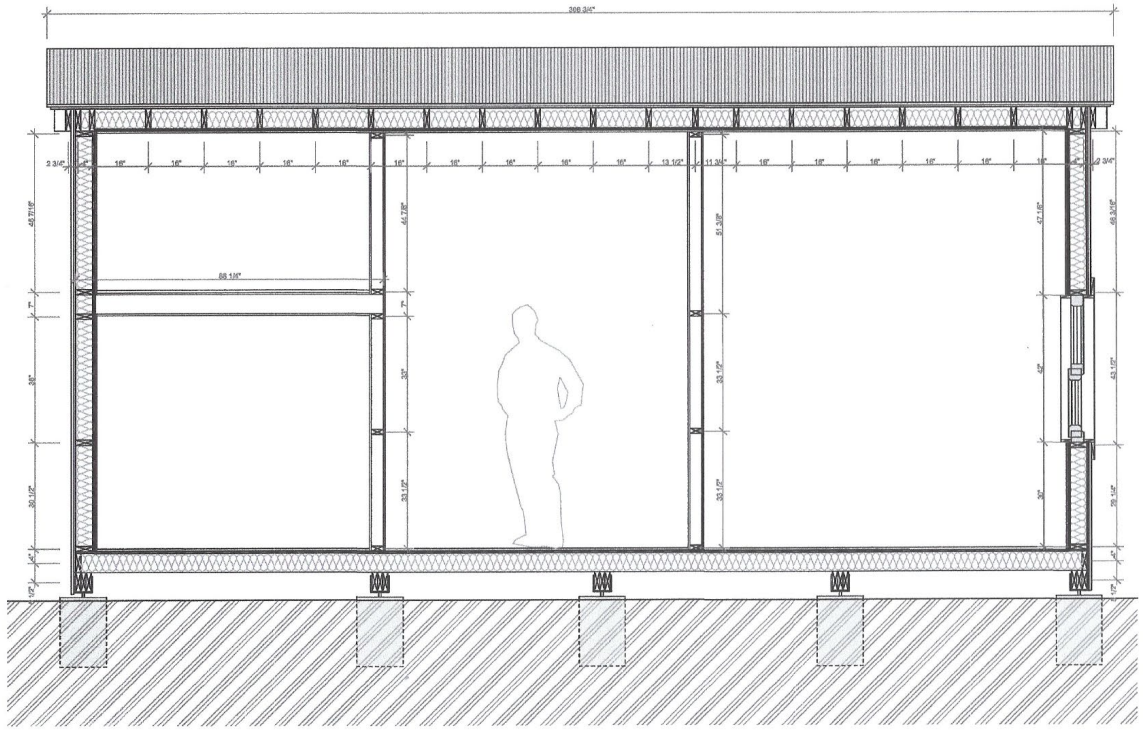
ATTACHMENT B: Plan Set



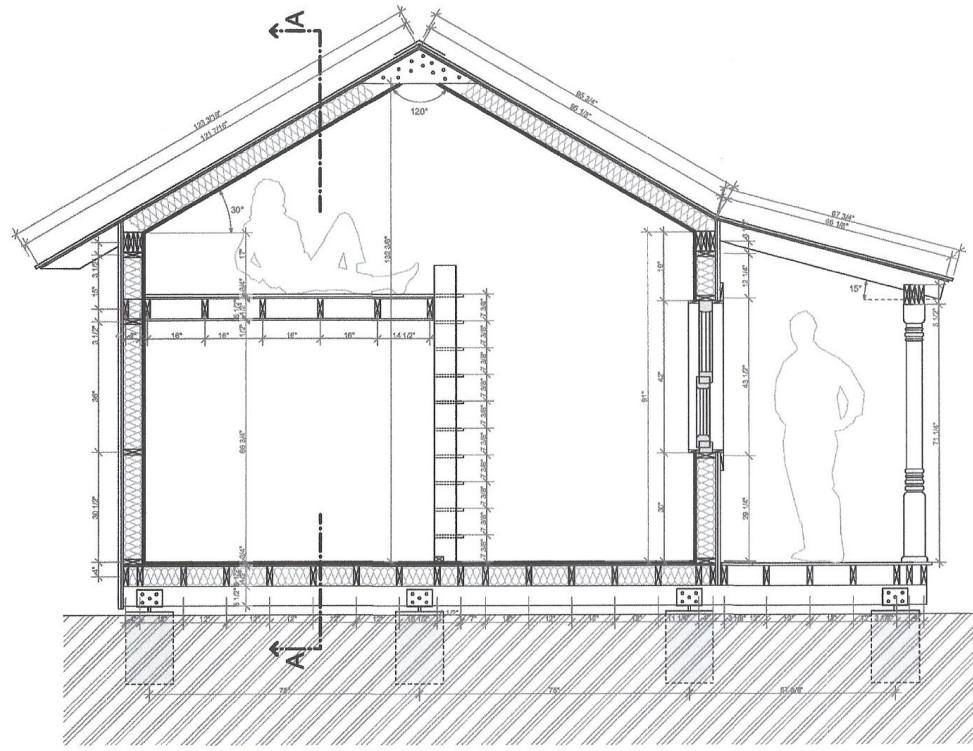




LAYOUT INCHES
1:25



SECTION A INCHES
1:25



ATTACHMENT C: Property and Vicinity Photos

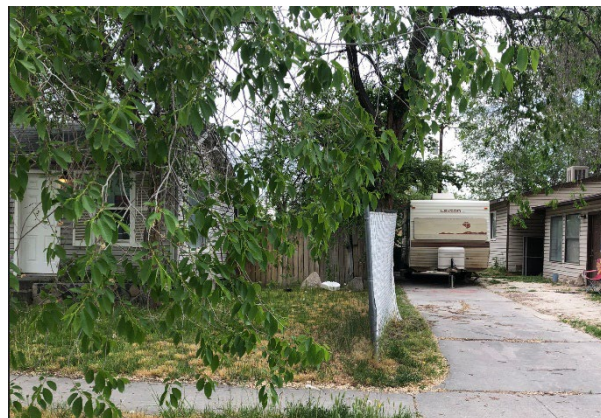


Subject property -looking west at the existing dwelling



Subject property south property line at small fence

North property line at fence





View of alley to the south of the property -looking east – subject property on the left.

Rear yard of subject property – looking to the northeast.



ATTACHMENT D: Planned Development Standards

Planned Development Standards

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: The proposed application requests achieve the Housing Objectives and the Master Plan implementation, by providing additional housing choices for the community. By permitting another dwelling on a new lot and having an ADU in the rear, this allows for more housing options and opportunities to the community.

Finding: **Meets Purpose Statement** **Does Not Meet Purpose Statement**

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. **At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.**
2. **The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.**

Discussion: By subdividing the existing lot, additional housing is made available to the neighborhood. The proposed ADU increases housing availability to this property and the neighborhood for long term renters.

Finding: Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

2. Improvements that encourage transportation options other than just the automobile.
Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.
Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems: <ul style="list-style-type: none"> 1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource. 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.
Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.
Finding: <input type="checkbox"/> Objective Satisfied <input checked="" type="checkbox"/> Objective Not Satisfied
F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal: <ul style="list-style-type: none"> 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.
Discussion: The project helps implement the housing goals within Plan Salt Lake and the Westside Master Plan and was discussed in Consideration 1 of the staff report.
Finding: <input checked="" type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.
Discussion: Master Plan Compatibility was discussed in Consideration 1 of the staff report. The proposed subdivision allows for more housing availability within the community.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Discussion: The proposed design of the ADU is consistent and compatible with other main dwellings in the immediate area. Although no design plans have been submitted for the future main dwelling on the proposed new lot (2), the future main dwelling will need to meet all zoning requirements including setbacks, height and parking within the buildable area on the lot. It will also need to be compatible with the other dwellings in the area.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Discussion: A dwelling built on the proposed Lot 1 will have frontage onto 1500 West and will therefore be oriented with the building façade facing the right-of-way like other main dwellings along 1500 west.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

3. Whether building setbacks along the perimeter of the development:
- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.

Discussion: The future proposed main dwelling will meet all zoning requirements (aside from the lot width). The new lot will be accessible from 1500 West or the alley to the south for on-site parking.

Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
Discussion: Building plans and elevations for the future dwelling to be built on the new proposed lot, have not been submitted with this application. However, the proposed dwelling will have to meet the required setbacks, design standards, and height requirements for this residential zone.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Discussion: The existing house's lighting is designed for safety and visual interest while minimizing impacts on surrounding properties. Although not yet submitted, the proposed dwelling to be built on the new lot will have to meet the lighting requirement so that they don't not have a negative impact on the surrounding properties.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Discussion: n/a
Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable
7. Whether parking areas are appropriately buffered from adjacent uses.
Discussion: For both proposed lots, the proposed driveways will be appropriately buffered from adjacent properties. As part of the Planned Development, the placement of the driveway for the proposed lot 2 (with existing dwelling) is to be located on the north side of the dwelling. There will be a two-foot buffer between the two driveways and more than 10 feet to the adjacent dwelling to the north.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Discussion: There are existing trees on the property that will be preserved and maintained. There are no trees in the area proposed as the new lot 1.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Discussion: Existing landscaping will be maintained and preserved.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Discussion: Existing landscaping on residential property, this standard will not apply to the planned development requested with this application. The proposed ADU and the proposed future main single-family dwelling will not create any significant impacts to the neighborhood.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

4. Whether proposed landscaping is appropriate for the scale of the development.

Discussion: Existing landscaping on residential property will remain if possible.

Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
Discussion: The applicant is proposing to relocate the driveway for the existing dwelling to the north side of the dwelling, which will create a new curb cut along that street. This is consistent and compatible with the other properties in the area. Transportation has reviewed and approved the plans.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;
Discussion: Sidewalks are existing on the site and connect to the 9 Line Trail to the south. There are bus transit lines along Indiana Avenue, which is within walking distance of the subject property. The neighborhood is bicycle friendly. No conflicts are anticipated.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Discussion: The surrounding uses are residential and can be accessed via the public sidewalk. There are restaurants and stores along Indiana Avenue, which are within walking distance to the subject property.
Condition(s): n/a

Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
4. Whether the proposed design provides adequate emergency vehicle access;
Discussion: The existing dwelling and any future dwelling will front onto 1500 west and will have fire access in case of an emergency.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Discussion: Negative impacts are not expected.
Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input checked="" type="checkbox"/> Not Applicable
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.
Discussion: The new proposed site is undeveloped and does not have any existing landscaping. There is an existing dwelling that will remain on the new proposed Lot 2. Subject property will continue to be consistent and compatible with the character of the neighborhood.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.
Discussion: Public Utilities has reviewed and approved the plans. The development will require a new sewer lateral for the proposed ADU. A full review of the utility plans will be conducted when the applicant applies for a building permit.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

ATTACHMENT E: Conditional Use Standards

Conditional Use Standards

An application for a conditional use is required by city code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards
Standard 1: The use complies with applicable provisions of this title;
Finding: Complies
Discussion: 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.
Condition(s): n/a
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Finding: Complies
Discussion: 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.
Condition(s): n/a
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: Complies
Discussion: The proposed ADU is consistent with the <i>West Side Master Plan, Plan Salt Lake, Growing SLC</i> and the related purpose statements in the Zoning Ordinance. The construction of an ADU will provide another housing option and creates a new housing unit that respects the scale of the neighborhood.
Condition(s): n/a
Standard 4: The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions
Finding: Complies
Discussion: There are no anticipated detrimental effects from this proposed ADU

Condition(s): n/a
21A.54.080.B: Detrimental Effects Determination
1. This title specifically authorizes the use where it is located;
Finding: No Detrimental Impact
Discussion: 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.
Condition(s): n/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;
Finding: No Detrimental Impact
Discussion: As discussed under Conditional Use Standard 3 above, the proposed construction of an ADU is consistent with policies in the <i>West Side Master Plan, Plan Salt Lake, 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.
Condition(s): n/a
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;
Finding: No Detrimental Impact
Discussion: 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 one level homes.
Condition(s):n/a
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
Finding: No Detrimental Impact
Discussion: The scale of the proposal is compatible with the main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU. The ADU is proposed in a location on the site that minimizes impacts to adjacent properties.
Condition(s):n/a
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
Finding: No Detrimental Impact
Discussion: The ADU will be accessed from a driveway coming from 1500 west.
Condition(s):n/a

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
Finding: No Detrimental Impact
Discussion: The property has available parking on the street in front of the property so off-street parking for the ADU could be waived. It is not anticipated that the addition of the accessory unit will create adverse impacts from motorized, non-motorized and pedestrian traffic.
Condition(s): n/a
7. The site is designed to enable access and circulation for pedestrian and bicycles;
Finding: No Detrimental Impact
Discussion: The site is designed for pedestrian access to the ADU.
Condition(s): n/a
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
Finding: No Detrimental Impact
Discussion: Transportation provided comments on the proposal and has no objections stating that there is on street parking. The parking requirement for the ADU can be met on-street on 1500 west. No unreasonable impacts to the service level of the adjacent streets is anticipated.
Condition(s): n/a
9. The location and design of off-street parking complies with applicable standards of this code;
Finding: No Detrimental Impact
Discussion: Parking for the ADU could be waived because of the existing parking available and the on street parking in front of the property.
Condition(s): n/a
10. Utility capacity is sufficient to support the use at normal service levels;
Finding: No Detrimental Impact
Discussion: Public utility permit, connection, survey, and inspection fees apply and will be needed prior to the issuance of a building permit. A new sewer lateral will be required for the proposed ADU.
Condition(s): n/a
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
Finding: No Detrimental Impact

Discussion: 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.
Condition(s): n/a
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;
Finding: No Detrimental Impact
Discussion: 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.
Condition(s): n/a
13. The hours of operation and delivery of the use are compatible with surrounding uses;
Finding: No Detrimental Impact
Discussion: The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.
Condition(s): n/a
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;
Finding: No Detrimental Impact
Discussion: 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.
Condition(s): n/a
15. The proposed use does not undermine preservation of historic resources and structures.
Finding: No Detrimental Impact
Discussion: 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.
Condition(s): n/a

According to Zoning Code Section 21A.54.080.C, the Planning Commission may impose conditions related to the standards and detrimental impacts listed above if a condition is necessary for compliance with the standards of approval or any applicable zoning regulation and to reduce any reasonably anticipated detrimental impact. Conditions may be related to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address

environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations;
chemicals, toxins, pathogens, gases, heat, light, and radiation.

After a public hearing is held, planning staff can help the commission identify and determine if information provided warrants further discussion on any potential non-compliance or detrimental impact that may require a condition of approval.

ATTACHMENT F: Subdivision Standards

Standards of Review – Subdivision
A. The subdivision complies with the general design standards and requirements for subdivisions as established in <u>chapter 20.12</u> of this title;
Discussion: The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: The applicant is requesting Planned Development approval for a reduction in the lot width requirement of 50 feet wide. Staff supports the requests.
Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modifications Requested) <input type="checkbox"/> Not Applicable
B. All buildable lots comply with all applicable zoning standards;
Discussion: The applicant is requesting Planned Development approval for a reduction in the lot width requirement of 50 feet wide for the proposed buildable lot.
Condition(s): n/a
Finding: <input type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input checked="" type="checkbox"/> Does not comply (Modification Requested) <input type="checkbox"/> Not Applicable
C. All necessary and required dedications are made;
Discussion: No dedications of property are required for this development.
Condition(s): n/a
Finding: <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;
Discussion: Public Utilities review states that at building permit, each lot will need a separate water meter and sewer lateral connection.
Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;

Discussion: Engineering has reviewed and approved the preliminary plat. The applicant must also obtain a new address certificate and apply for a final subdivision plat.

Condition(s): Next steps- Final subdivision plat application will be required in order to record with Salt Lake County Recorder's office.

Finding: Complies Complies with conditions Does not comply Not Applicable

F. The subdivision otherwise complies with all applicable laws and regulations;

Discussion: The proposal complies with all other applicable laws and regulations, except where modified through the Planned Development.

This project requires a final plat as the recording instrument, the application for final plat must be submitted within eighteen (18) months of preliminary plat approval, per section 20.20.010.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Discussion: The proposal does not involve vacating a street, right of way, or easement.

Condition(s): n/a

Finding: Complies Complies with conditions Does not comply Not Applicable

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

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

- April 18, 2022 – The Poplar Grove Community Council was sent the 45-day required notice for recognized community organizations. The comment period ended on June 2, 2022.
- April 18, 2022 – The Glendale Neighborhood Council was sent notification of the proposal as a courtesy since the subject property is within 600’ of their council boundaries. Comment is noted below in the “Public Input and Community Council Comments” area.
- April 18, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- April 18- June 2022 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- July 29, 2022
 - Public hearing notice sign posted on the property
- August 3, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input and Community Council Comments:

The Glendale Neighborhood Council submitted the following comments via email to the project planner:

It is my pleasure to submit this letter of support on behalf of the Glendale Community Council. After consulting with the applicant and members of the community, we would like to express our support for the proposed subdivision of the property. We believe that the introduction of more accessory dwelling units into the neighborhood can increase the availability of housing to our neighbors.

Thank you for the opportunity to weigh in on the future land uses in our neighborhood, we appreciate the opportunity to engage in the planning process.

Thank you,

Turner C. Bitton (he/him)
Chair, Glendale Neighborhood Council
(801) 564-3860
www.glendaleutah.org

Poplar Grove Community Council has not submitted any comments.

There have been no comments from the public on these petitions.

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: Comments provided by Scott Weiler

Plats returned with redlines for corrections.

Fire: Comments provided by Douglas Bateman on

No comment.

Transportation: Comments provided by Michael Barry on 6/23/22

The driveway standards per 21A.44.020.F.7.a.2 require the driveway to be six feet from the abutting property line, however, exceptions to the driveway standards can be made per 21A.44.020.F.9. Many, if not most, of the driveways in this neighborhood are within six feet of the abutting property line, but usually they're staggered so that you don't get two right next to each other. The driveway approach can't be moved much due to a large tree and I'd rather see the driveway come straight back anyway. My recommendation is:

1. Share the driveway approach to the sidewalk (as shown);
2. Move the fence back ten feet from the back of the sidewalk for sight distance and maneuverability;
3. Provide a two-foot wide landscape strip between the edge of the driveway and the fence (similar to neighbor's) at least back to the fence to provide a little separation.

Review for the ADU:

- The parking requirement for the ADU can be met on-street on 1500 W. If on-street parking is used to meet the ADU parking requirement, a hard surfaced access from 1500 W to the ADU must be provided. If on-site parking for the ADU is considered, the parking space must be at a minimum 20' deep and 8' wide and must be accessed from a hard surfaced road or alley.

Public Utilities: Comments provided by Jason Draper on 6/22/22

- No utility exceptions with proposed lot split and the proposed ADU. At building permit, each lot will need a separate water meter and sewer lateral connection. The ADU will need to meet all building code requirements. A new sewer lateral will be required for the ADU and the water service must be connected to the water service for the home.