



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Trevor Oviden, Associate Planner, [trevor.oviden@slcgov.com](mailto:trevor.oviden@slcgov.com), 801-535-7168  
**Date:** January 11, 2023  
**Re:** PLNPCM2022-00933 – Detached Accessory Dwelling Unit at 2867 S Chadwick St

## Conditional Use

**PROPERTY ADDRESS:** 2867 S Chadwick St

**PARCEL ID:** 16-28-105-018-0000

**MASTER PLAN:** Sugar House

**ZONING DISTRICT:** R-1-7000, Single-family residential

**OVERLAY DISTRICT:** Groundwater Source Protection Secondary Zone

### REQUEST:

Osamu Uchiyama, representing the property owner, is requesting conditional use approval for a 14'3" tall, 650-square foot detached accessory dwelling unit that will be located at the northeast corner of the subject property, behind the principal building.



*Project rendering provided by applicant*

### 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 no detrimental effects are expected. Staff recommends approval with the following condition:

- The applicant shall submit building plans for the attached garage for building permit review prior to submitting plans for the accessory dwelling unit. A Certificate of Occupancy shall not be issued for the ADU until construction of the attached garage is completed.

## ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant Submittal](#)
- C. [Property Photos](#)
- D. [Relevant Zoning Standards](#)
- E. [Conditional Use Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

## PROJECT DESCRIPTION

Osamu Uchiyama, representing the property owner, is requesting conditional use approval for a 14'3" tall, 650-square foot detached accessory dwelling unit that will be located at the northeast corner of the subject property, behind the principal building. The applicant plans to construct a 724-square foot attached garage that does not require Planning Commission approval as part of this project; however, completion of the new attached garage will be required as a condition of approval for this request.

[21A.40.200.E.3.a](#) limits the size of a detached ADU to 650 square feet or 50% of the footprint of the primary dwelling, whichever is less. *The footprint of the primary dwelling is approximately 850 square feet. The new attached garage will increase the footprint to approximately 1,574 square feet, which will allow an ADU to be built to the maximum size of 650 SF. The garage will need to comply with all zoning and building regulations.*

The garage will share a roof structure with the existing house that will cover 50% of the garage's connecting façade's width, which meets the definition of "garage, attached" as identified in [21A.62.040](#). The new ADU will be located partially within the rear yard area, partially within the buildable area, and set back approximately 4' from the side and rear property lines.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

Detached accessory dwelling units in single family zoning districts require conditional use approval per table [21A.33.020](#). Conditional uses in residential zoning districts must be reviewed by the Planning Commission per [21A.54.155](#). Per section [21A.54.010.A](#), conditional uses are allowed unless appropriate conditions cannot be applied, which, in the judgment of the Planning Commission, would mitigate adverse impacts that may arise by introducing a conditional use on the particular site. The Planning Commission has the authority to approve, approve with conditions, or deny the Conditional Use request.

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable conditional use standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

## NEXT STEPS

### Approval of the Request

If approved, the applicant may submit construction drawings to the City's Building Services division for building permit review. Building permits and certificate of occupancy for the ADU may be issued if all conditions of approval are met, including the registration process requirements outlined in [21A.40.200.F](#). All requirements identified by other Department/Divisions will need to be met. **Denial of the Request**

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-1/7,000 Single-Family Residential District; however, no portion of the building may be used as a dwelling unit.



# ATTACHMENT A: Vicinity Map



## **ATTACHMENT B: Applicant Submittal**

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# Conditional Use

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
Project Name:			

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: *Please review the design of ADU for this property.*

Address of Subject Property:  
2867 S Chadwick St, Salt Lake City, UT 84106

Name of Applicant: Osamu Uchiyama Phone: 801-440-1815

Address of Applicant:  
840 S Jefferson St, Salt Lake City, UT 84101

E-mail of Applicant: osamu@designstudioo.com Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☒ Architect ☐ Other:

Name of Property Owner (if different from applicant):  
Janis Sommers, Trustee of the Janis Sommers Revocable Living Trust dated November 30, 2018 and Charles R. Halloran and Eiona D. Halloran, Trustees of The Halloran Joint Living Trust, dated August 24, 2015, All As Tenants In Common

E-mail of Property Owner: charles.halloran@gmail.com Phone: 859-420-5263

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email [zoning@slcgov.com](mailto:zoning@slcgov.com) if you have any questions regarding the requirements of this application.

## WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

## REQUIRED FEE

Filing fee of \$856  
Plus, additional cost of postage for mailing notice will be assessed after application is submitted.

## SIGNATURE

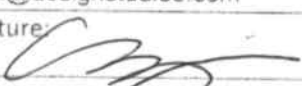
→ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: <i>Janis Sommers, trustee</i>	<i>Sept. 14, 2022</i>
<i>Charles R. Halloran, trustee</i>	<i>9/11/2022</i>
<i>Eiona D. Halloran, trustee</i>	<i>9/11/2022</i>

UPDATED 6/28/22

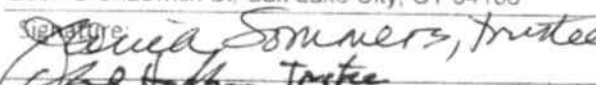
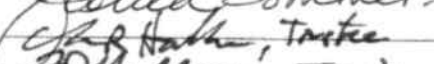
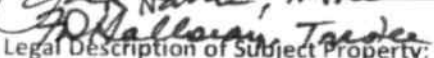
### ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE		
Name of Applicant: Osamu Uchiyama	Application Type:	
Mailing Address: 2867 S Chadwick St, Salt Lake City, UT 84106		
Email: osamu@designstudioo.com	Phone: 801-440-1815	Fax:
Signature: 	Date: 9/21/2022	

### AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE	
Name of Owner: Jania Sommers, Trustee, and Charles Halloran and Fiona Halloran, Trustees	
Mailing Address: 2867 S Chadwick St, Salt Lake City, UT 84106	Street Address: 2867 S Chadwick St, Salt Lake City, UT 84106
Signature:   	Date: Sept 14, 2022 9/11/2022 9/11/2022
Legal Description of Subject Property:	

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.



## SUBMITTAL REQUIREMENTS

Staff Review

- |  |  |
|--|--|
| <input type="checkbox"/><br><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <p><b>1. Project Description</b> (please attach additional sheets electronically)</p> <p><input checked="" type="checkbox"/> Written description of your proposal</p> <p><b>2. Conditional Use Information Section 21A.54.080</b> (please attach additional sheet)</p> <p><input checked="" type="checkbox"/> If applicable, what is the anticipated operating/delivery hours associated with the proposed use</p> <p><input checked="" type="checkbox"/> What are the land uses adjacent to the property (abutting and across-the-street properties)</p> <p><input checked="" type="checkbox"/> How many employees are expected to work on-site during the highest shift</p> <p><input checked="" type="checkbox"/> If applicable, how many seats will be provided as part of the conditional use</p> <p><input checked="" type="checkbox"/> Have you discussed the project with nearby property owners?<br/>If so, what responses have you received?</p> <p><b>3. Minimum Plan Requirements</b></p> <p><input checked="" type="checkbox"/> A digital (PDF) copy of each plan and elevation drawing</p> <p><b>4. Site Plan</b></p> <p><input checked="" type="checkbox"/> Site plan (see <u>Site Plan Requirements</u> flyer for further details)</p> <p><b>5. Elevation Drawing</b> (if applicable)</p> <p><input checked="" type="checkbox"/> Detailed elevation, sections and profile drawings with dimensions drawn to scale</p> <p><input checked="" type="checkbox"/> Type of construction and list the primary exterior construction materials</p> <p><input checked="" type="checkbox"/> Number, size, and type of dwelling units in each building, and the overall dwelling unit density</p> |
|--|--|

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

04 I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Sep. 22 2022

PROJECT

NAME: Halloran Residence ADU Garage

PROJECT

ADDRESS: 2867 S. Chadwick St. Salt Lake City, Utah

**Project Description**

The owner would like to build an ADU for their family to use when their extended family comes to visit them in Salt Lake City.

**Size and Location**

It will be 650 sq.ft. in footprint and will be located in the backyard of the property, 5'-0" away from the the side and rear property lines. The main house with the new conforming attached garage will be 1,547 sq.ft. The proposed ADU is not more than 50% of the main structure on the property.

**ADU and Existing House Height**

The ADU building height will be 14'-3" from the existing grade.

There is an existing house on the property and the roof height of the house is 17'-6" from the existing grade.

**ADU Program**

ADU has a bedroom, an office, a bathroom, a kitchen/ dining, and a living room.

**Removing of Existing Non-Conforming Garage and Building New Attached Garage**

Currently the existing house footprint is 850 sq.ft. We are removing the existing non-conforming garage and two storage sheds along the north property line. Then we will build a conforming attached garage to the east of the existing main house. The new attached garage is 600 sq.ft. with a 124 sq.ft. roof structure that connects the garage to the existing main house. (The roof width is 50% of the new garage width.) The total sq.ft. of the main structure will be 1,574 sq.ft. as a result of the new addition.



Sep. 22 2022

PROJECT

NAME: Halloran Residence ADU Garage

PROJECT

ADDRESS: 2867 S. Chadwick St. Salt Lake City, Utah

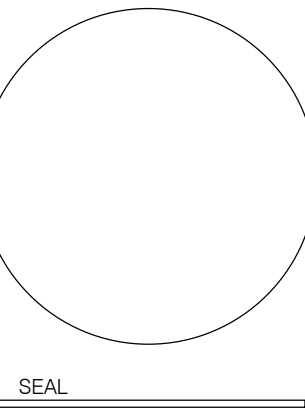
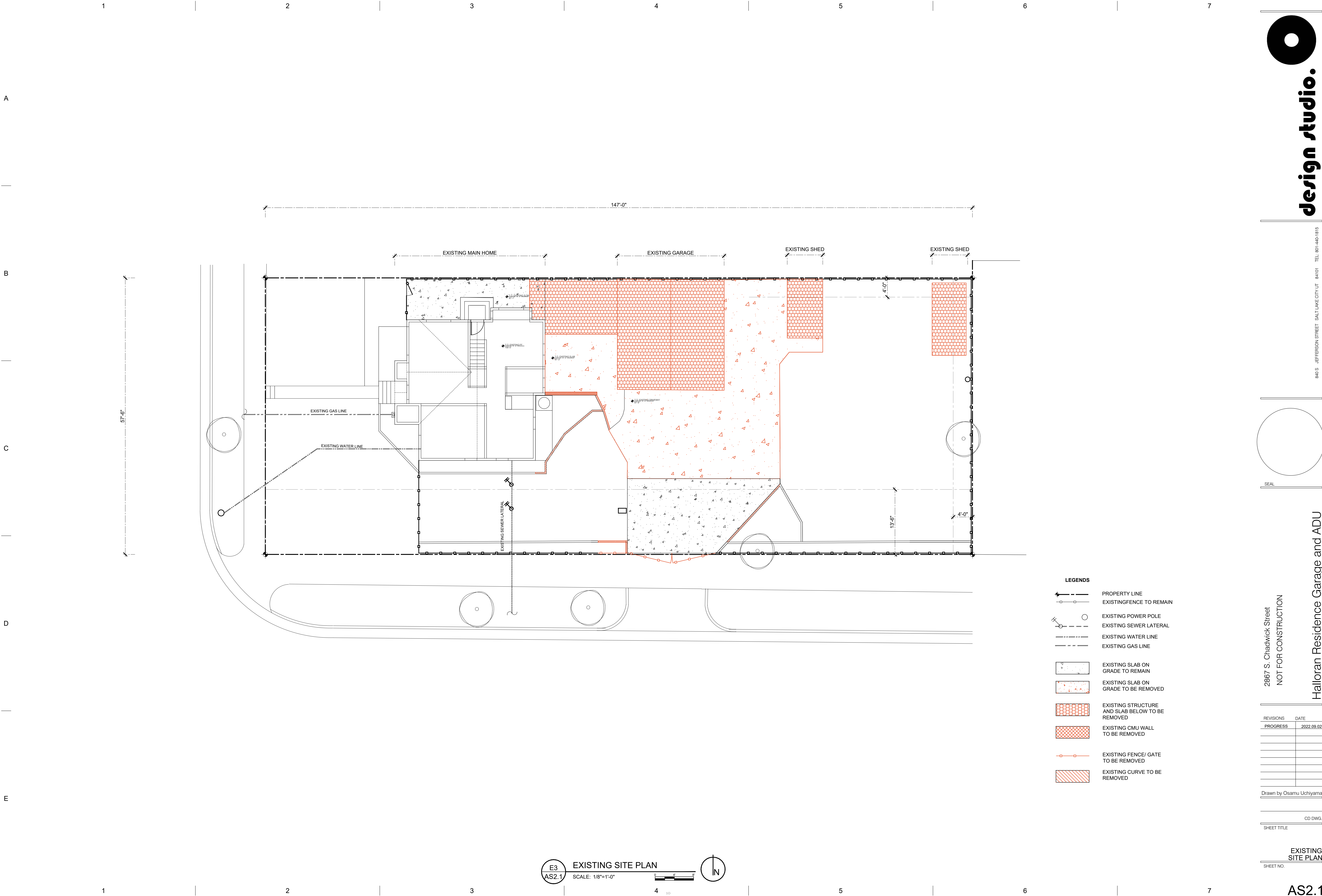
**Conditional Use Description**

This ADU is for residential use. There will be no commercial use function associated with the ADU. We anticipate 1 to 2 residents living in the ADU.

There will be no business hours or employees.

The adjacent properties are all residential properties.

We have discussed and shown plans and 3d images of the project to nearby property owners. They all gave us positive reviews.



REVISIONS	DATE
PROGRESS	2022.09.02

Drawn by Osamu Uchiyama

CD DWG.  
SHEET TITLE

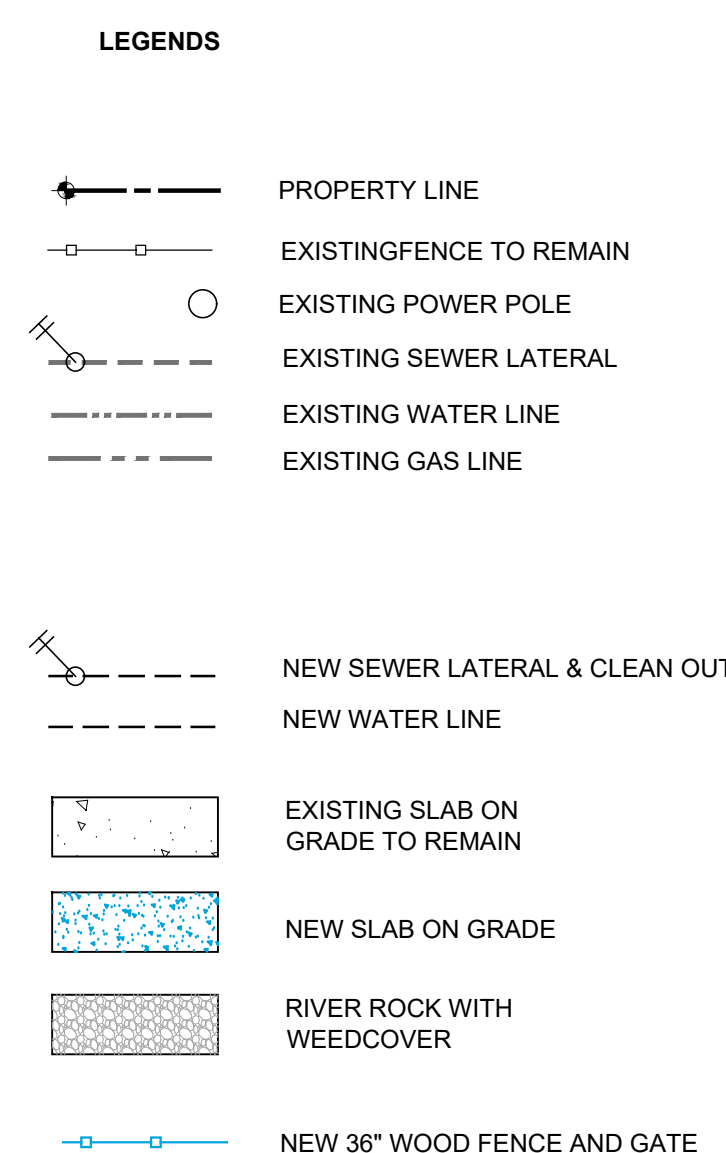
EXISTING  
SITE PLAN  
SHEET NO.

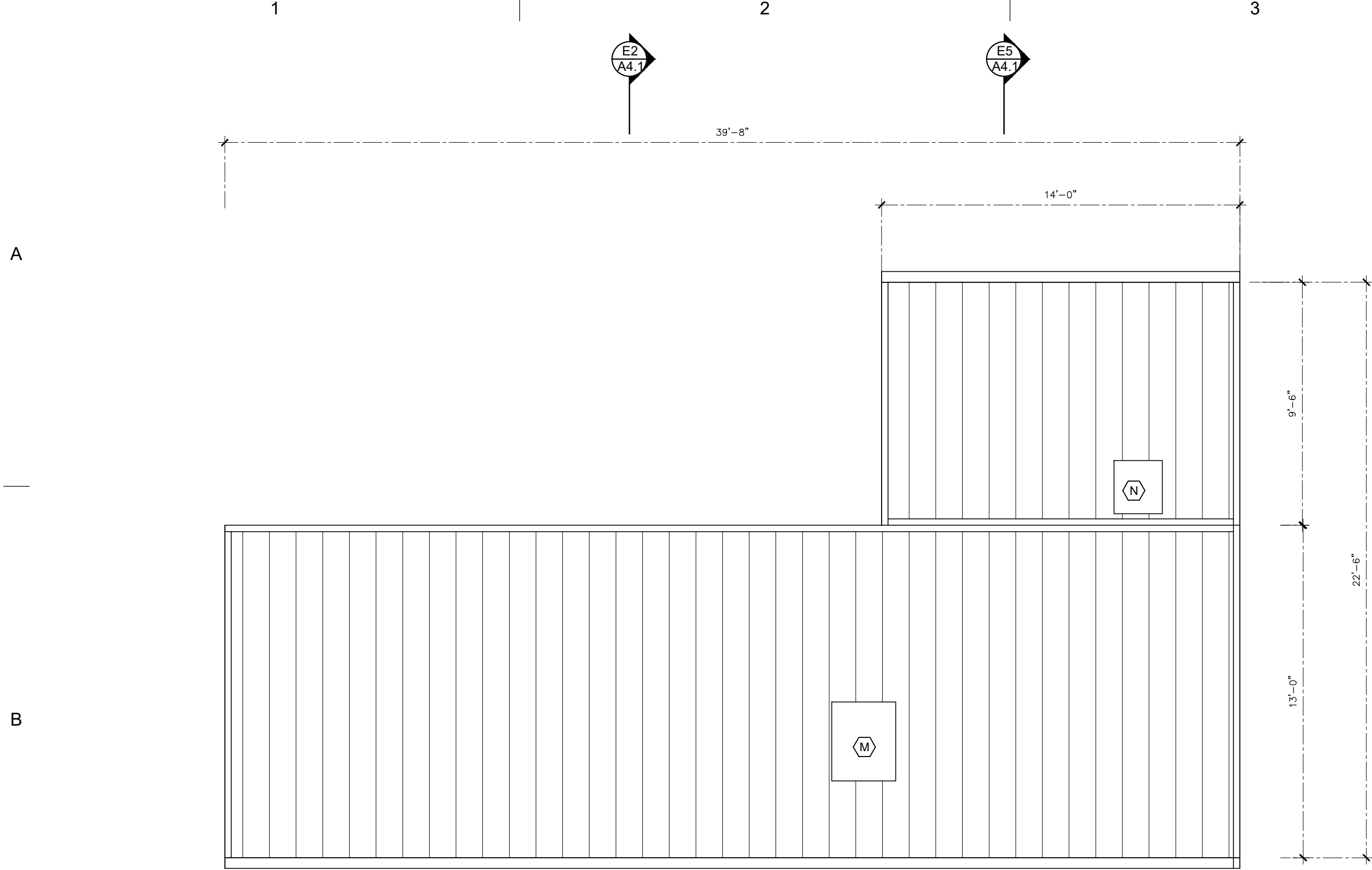
Drawn by Osamu Uchiyam

SITE PLAN

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SHEET NO.

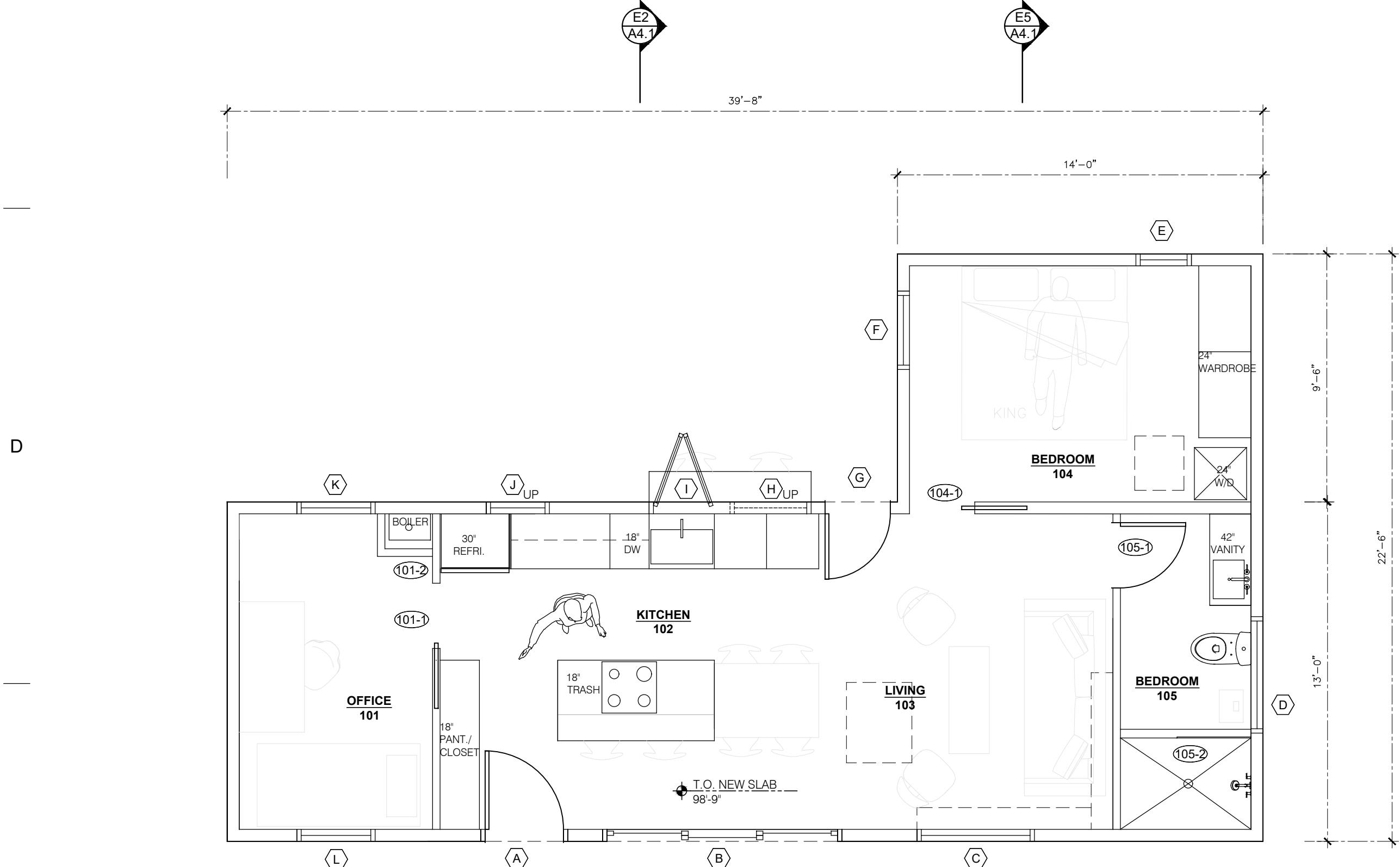




C2  
A2.1

FOOTING FOUNDATION PLAN

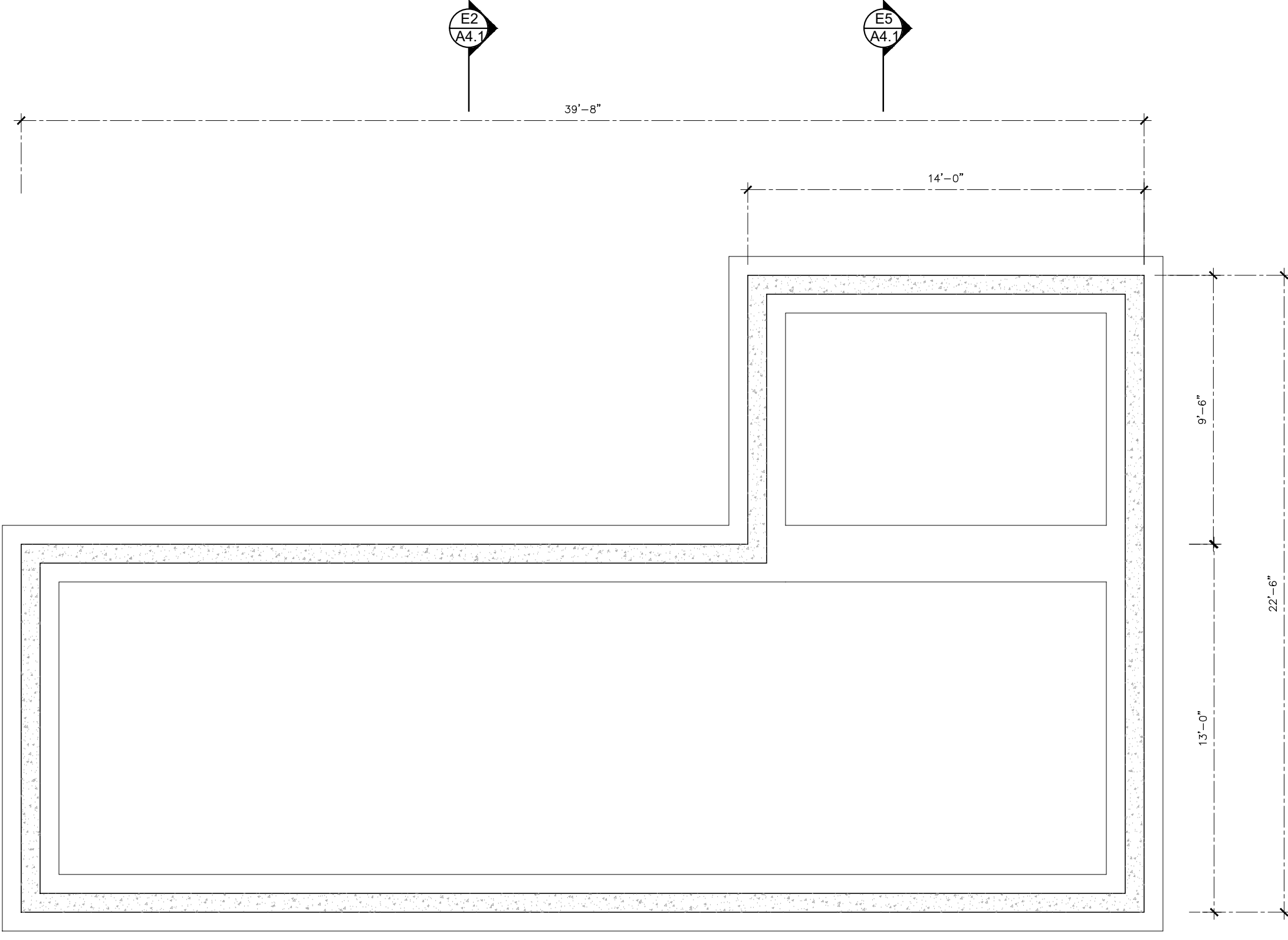
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E2  
A2.1

FIRST FLOOR PLAN

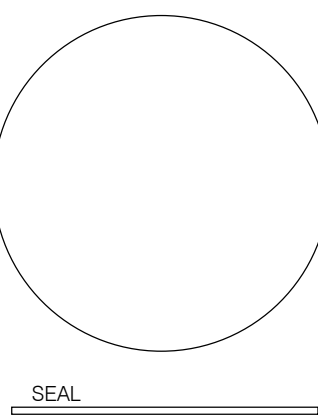
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E5  
A2.1

FOOTING FOUNDATION PLAN

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



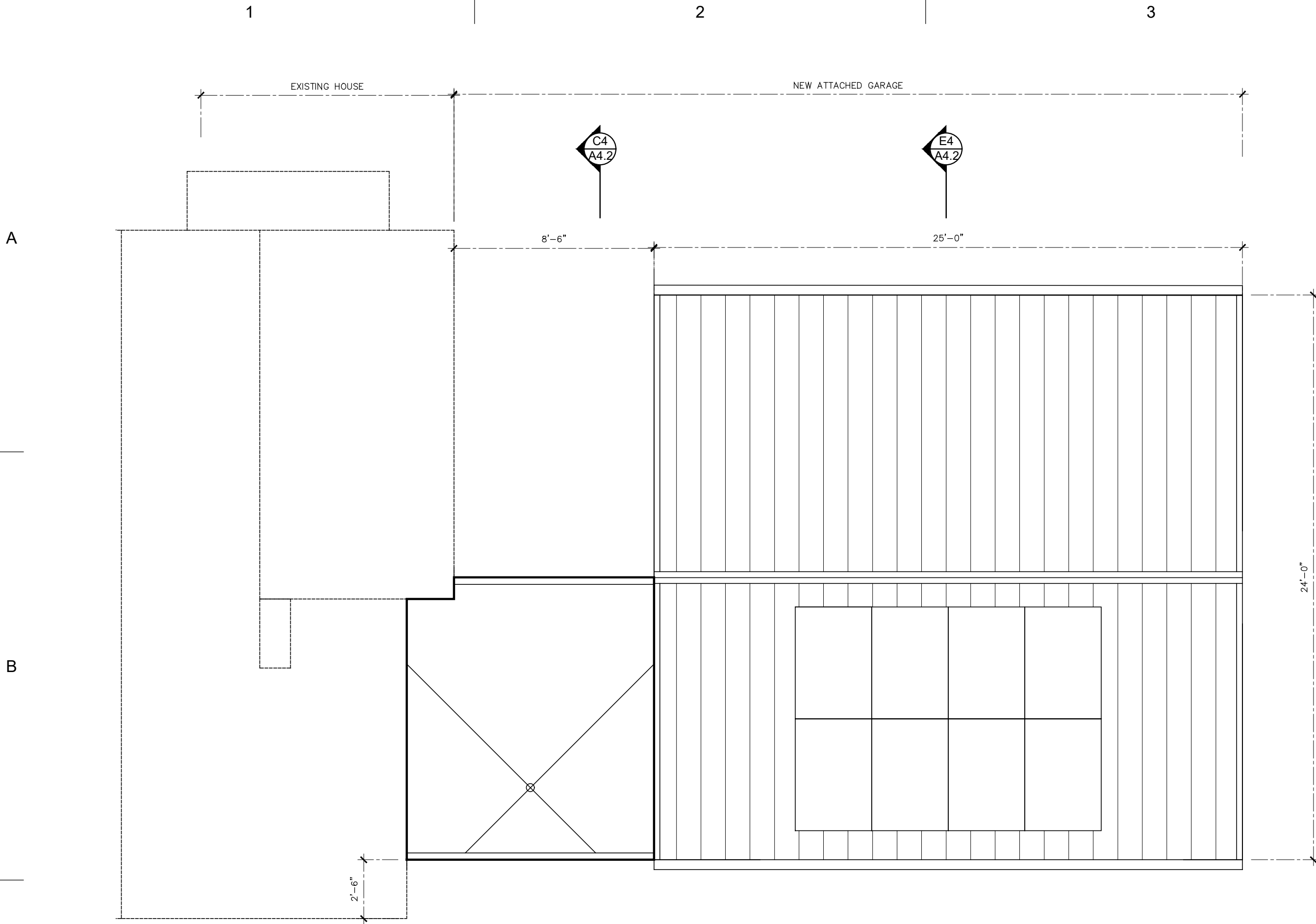
SEAL

REVISIONS	DATE
PROGRESS	2022.09.02

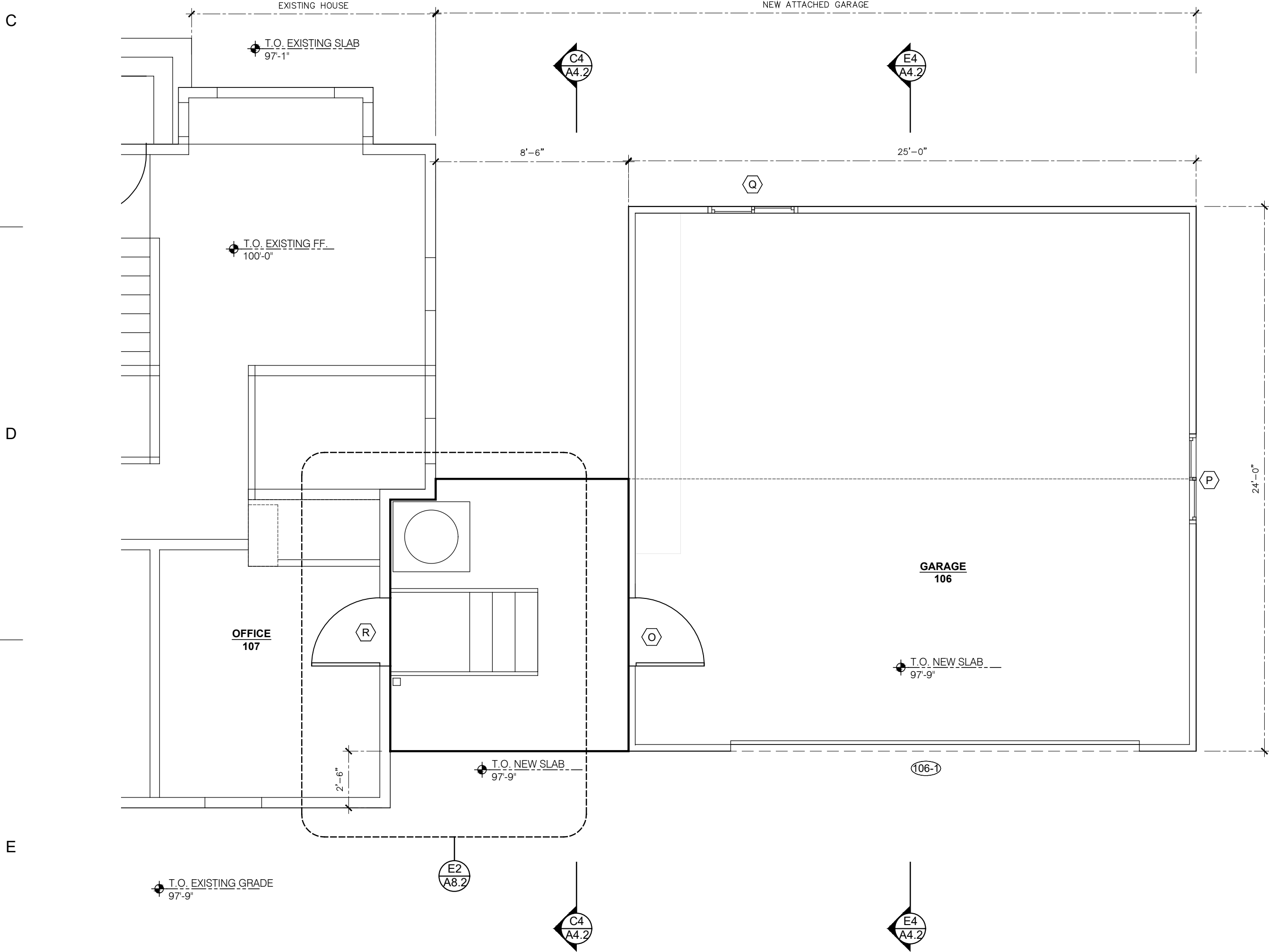
Drawn by Osamu Uchiyama

CD DWG.  
SHEET TITLE

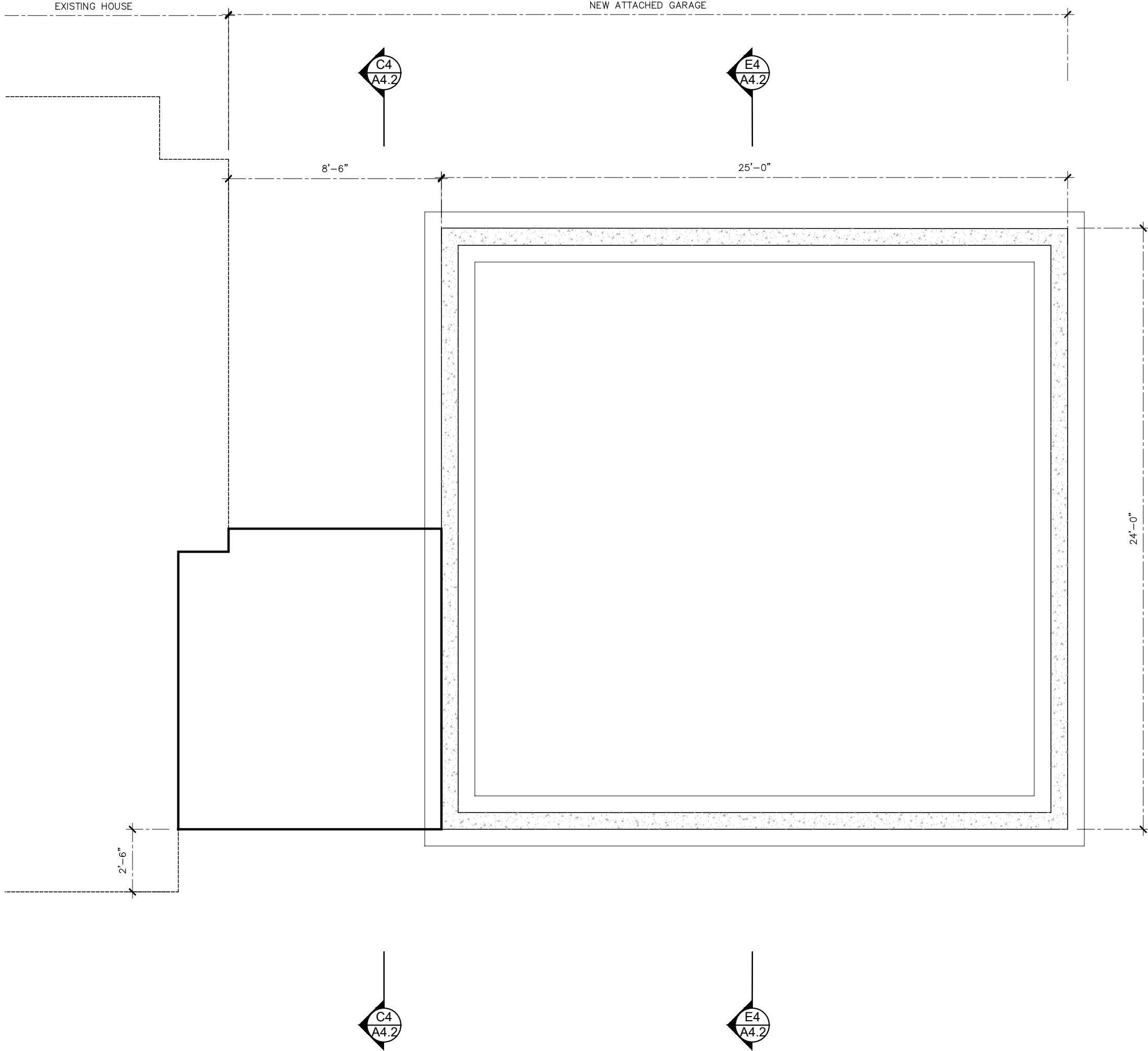
PLAN  
SHEET NO.



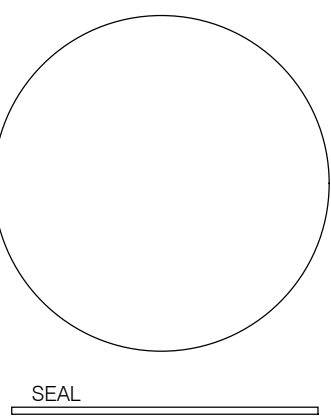
C2 ROOF PLAN  
SCALE: 1/4"=1'-0"



E2 FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



E5 FOOTING FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



REVISIONS	DATE
PROGRESS	2022.09.02

Drawn by Osamu Uchiyama

CD DWG.  
SHEET TITLE

PLAN  
SHEET NO.



A



**B2**  
**A3.1** EAST ELEVATION  
SCALE: 1/4"=1'-0"

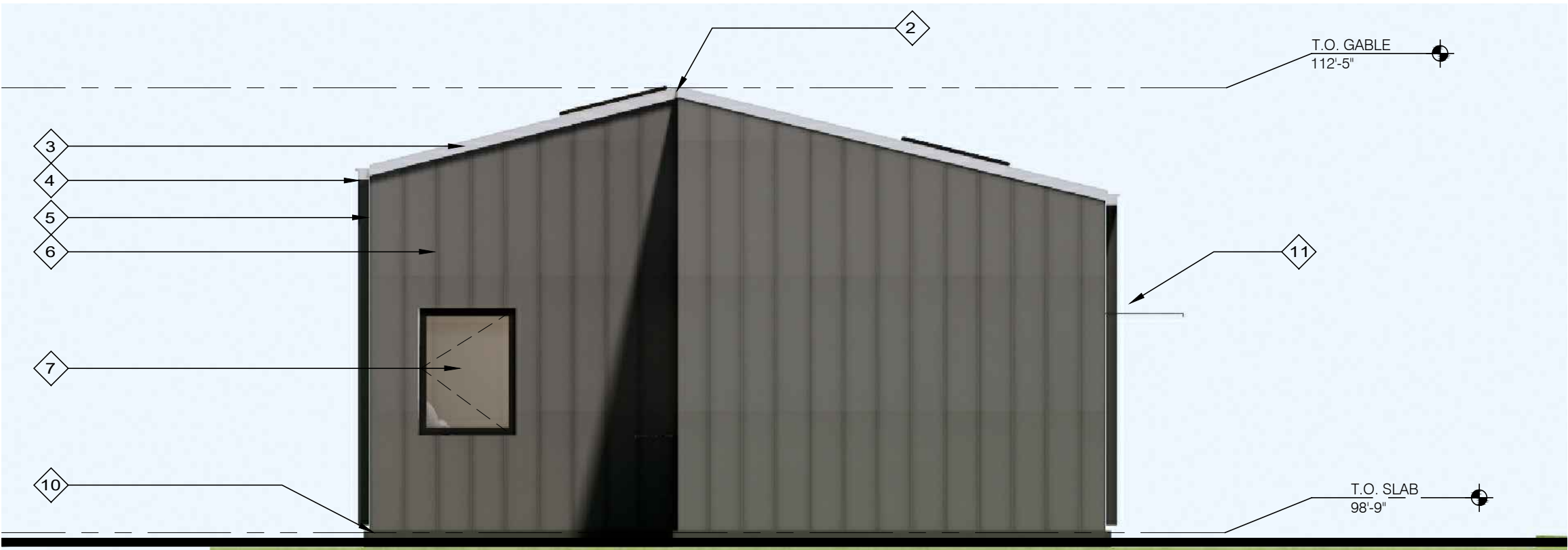


**E3**  
**A3.1** NORTH ELEVATION  
SCALE: 1/4"=1'-0"

**GENERAL NOTES:**

1. SEE WINDOW SCHEDULE AND WINDOW METAL TRIM DETAILS FOR REQUIRED COMPONENTS

C



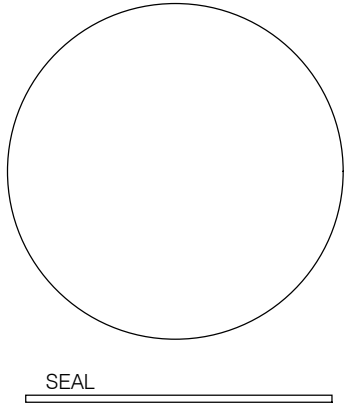
**D2**  
**A3.1** WEST ELEVATION  
SCALE: 1/4"=1'-0"



**D5**  
**A3.1** SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

E

EXTERIOR MATERIAL SCHEDULE															
MARK	DESCRIPTION	GRADE	FINISH	MANUFACTURER	REMARKS	LOCATION	FASTENING	MARK	DESCRIPTION	GRADE	FINISH	MANUFACTURER	REMARKS	LOCATION	FASTENING
1	EXPOSED FASTENER METAL ROOF		LIGHT GRAY			ROOF		10	METAL ANGLE BASE		DARK GRAY			WALL BASE	
2	HIGH SIDE PEAK TRIM		LIGHT GRAY			ROOF		11	13/64 STEEL BENT PLATE CANOPY		DARK GRAY			SOUTH DOOR OPENING	
3	RAKE TRIM		LIGHT GRAY			ROOF		12	1/4 STEEL BENT PLATE BAR COUNTER		DARK GRAY			NORTH PATIO	
4	5" ALUMINUM BOX GUTTER		LIGHT GRAY			ROOF		13	SCHEDULED BI-FOLD WINDOW		STAINED FINISH COLOR: TBD			NORTH WALL	
5	4X4 BOX DOWNSPOUT		DARK GRAY			WALL									
6	EXPOSED FASTENER METAL SIDING		DARK GRAY			WALL									
7	SCHEDULED WINDOW		TBD			WALL									
8	SCHEDULED DOOR		GALVANIZED			WALL									
9	STAINED ACCENT CEDAR SIDING		TBD			ENTRY									



REVISIONS	DATE
PROGRESS	2022.09.02

Drawn by Osamu Uchiyama

CD DWG.  
SHEET TITLE

ELEVATION  
SHEET NO.

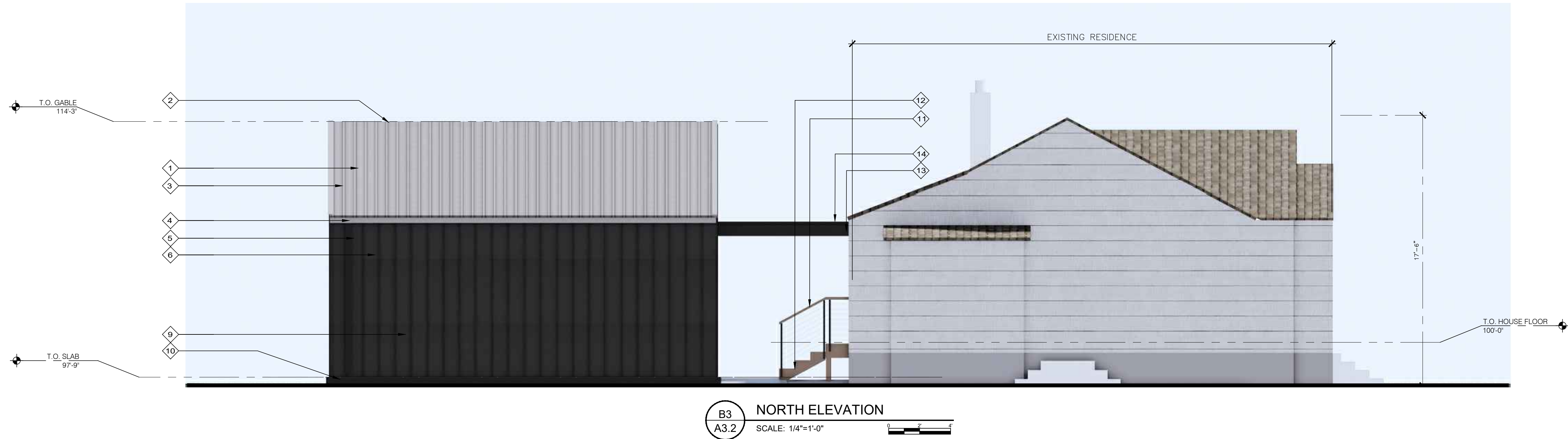
A

B

C

D

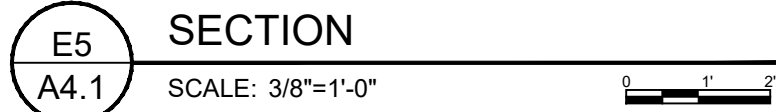
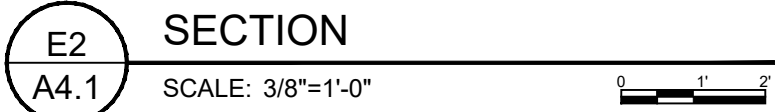
E



GENERAL NOTES:  
1. SEE WINDOW SCHEDULE AND WINDOW METAL TRIM DETAILS FOR REQUIRED COMPONENTS



EXTERIOR MATERIAL SCHEDULE															
MARK	DESCRIPTION	GRADE	FINISH	MANUFACTURER	REMARKS	LOCATION	FASTENING	MARK	DESCRIPTION	GRADE	FINISH	MANUFACTURER	REMARKS	LOCATION	FASTENING
1	EXPOSED FASTENER METAL ROOF		LIGHT GRAY					10	METAL ANGLE BASE		DARK GRAY				
2	RIDGE CAP		LIGHT GRAY					11	SIDE MOUNTED CABLE GUARDRAIL		DARK GRAY				
3	RAKE TRIM		LIGHT GRAY					12	TREATED LUMBER STAIRS COMPOSITE TREADS & RISERS		DARK GRAY				
4	5" ALUMINUM BOX GUTTER		LIGHT GRAY					13	METAL FASCIA		DARK GRAY				
5	4X4 BOX DOWNSPOUT		DARK GRAY					14	METAL CAP FLASHING						
6	EXPOSED FASTENER METAL SIDING		DARK GRAY												
7	SOLAR PANEL		N/A												
8	SCHEDULED DOOR		GALVANIZED												
9	GARAGE DOOR		MATCH STAINED WOOD ON ADU												

E



A

B

C

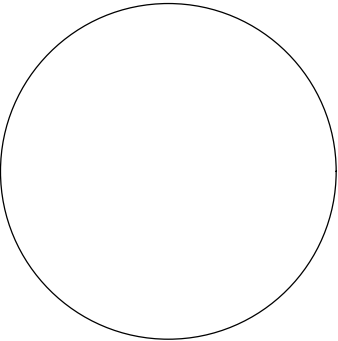
D

E



E3  
A9.2

SITE PERSPECTIVES  
SCALE: NTS



SEAL

2867 S. Chadwick Street  
NOT FOR CONSTRUCTION

Halloran Residence Garage and ADU

REVISIONS	DATE
PROGRESS	2022.09.02

Drawn by Osamu Uchiyama

CD DWG.  
SHEET TITLE

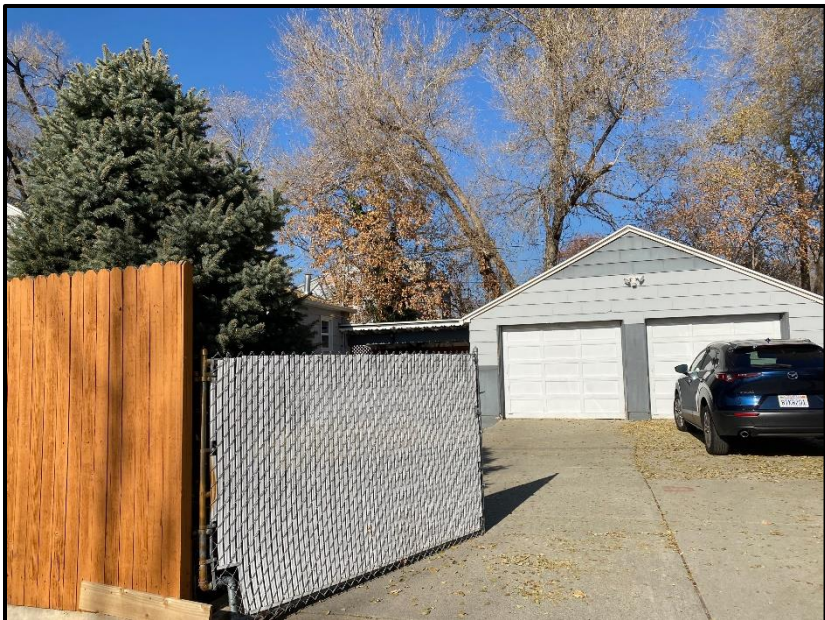
PERSPECTIVE  
SHEET NO.



# ATTACHMENT C: Property Photos



**Top Left:**  
Location of  
proposed ADU



**Top Right:**  
Existing detached  
garage



**Bottom Left:**  
Subject property,  
facing northwest



**Bottom Right:**  
Subject property,  
facing northeast



# ATTACHMENT D: Relevant Zoning Standards

## R-1/7,000 Single-Family Residential

Standard	Requirement	Proposed	Finding
<b>Minimum Lot Area</b> <a href="#">21A.24.060.C</a>	<i>7,000 square feet</i>	The subject property is approximately .19 acres (8,276.4 square feet). No changes are proposed to the existing lot area.	<b>Complies</b>
<b>Minimum Lot Width</b> <a href="#">21A.24.060.C</a>	<i>50 Feet</i>	The subject property is approximately 57'6" wide. No changes are proposed to the existing lot width.	<b>Complies</b>
<b>Maximum Building Height</b> <a href="#">21A.24.060.D</a>	<i>28' for principal buildings, 17' for accessory buildings.</i>	The proposed ADU will be approximately 14'3".	<b>Complies</b>
<b>Front/Corner/Side/Rear Yard Setbacks</b> <a href="#">21A.24.060.E</a>	<i>Front: Average of the block face Corner Side Yard: Average of the block face Interior Side: 6' Rear: 25 feet</i>	The new ADU will be partially within the rear yard and the buildable area.	<b>Complies</b>
<b>Maximum Building Coverage</b> <a href="#">21A.24.060.F</a>	<i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.</i>	The lot is approximately 8,276.4 square feet. Forty percent (40%) of the lot is approximately 3,310.6 square feet.  Existing House = 850 SF New Attached Garage = 724 SF New detached ADU = 650 SF  <b>Total Coverage = 2,224 SF</b>  The surface coverage of all principal and proposed accessory buildings (including the proposed ADU and garage) will be approximately <b>27% of the lot.</b>	<b>Complies</b>
<b>Yard Coverage</b> <a href="#">21A.40.050.B.1.a</a>	<i>In residential districts, any portion of an accessory building 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.</i>	There is approximately 3,122.25 square feet of lot area between the rear façade of the principal building and the rear lot line. The 650 square feet ADU covers approximately <b>21% of this area.</b>	<b>Complies</b>

<b>Building Coverage (for accessory buildings)</b> <a href="#">21A.40.050</a> .B.2.a	<i>Building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of seven hundred twenty (720) square feet.</i>	The footprint of the principal structure will be approximately 1,574 square feet when the new garage is completed. The 650 square feet ADU is approximately <b>41% of this footprint.</b>	<b>Does not currently comply, condition applied</b>
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#### Accessory Dwelling Units ([21A.40.200](#))

Standard	Requirement	Proposed	Finding
<b>Size</b> <a href="#">21A.40.200</a> .E.3.a	<i>The ADU footprint shall not exceed 650 square feet or 50% of the footprint of the primary dwelling, whichever is less.</i>	The footprint of the principal structure will be approximately 1,574 square feet when the new garage is completed. The 650 square feet ADU is approximately <b>41% of this footprint.</b>	<b>Does not currently comply, condition applied</b>
<b>Setbacks</b> <a href="#">21A.40.200</a> .E.3.c	<i>Detached accessory dwelling units shall be located between the rear wall of the single-family dwelling and the rear property line.</i>  <i>They must be set back at least (10') from the single-family dwelling located on the same parcel and any single-family dwelling on an adjacent property, and at least (4') from any side or rear lot line.</i>	The new ADU will be located in the area described in this provision, 10'8" from the principal building, and 4' from the interior side and rear lot lines. It also appears to be set back more than 10' from any house on an adjacent property.	<b>Complies</b>
<b>Building Height</b> <a href="#">21A.40.200</a> .E.3.d	<i>Height is limited to the height of the single-family dwelling on the property or seventeen feet (17') in height, whichever is less.</i>	The height of the house on the property is 17' 6". The proposed ADU will be 14'-3" measured from the existing grade.	<b>Complies</b>
<b>Entrance Locations</b> <a href="#">21A.40.200</a> .E.3.f	<i>The entrance must face an alley, public street or the rear facade of the single-family dwelling on the same property.</i>	The entrance of the proposed ADU will face south towards Crandall Ave, a public street.	<b>Complies</b>
<b>Requirements for Windows</b> <a href="#">21A.40.200</a> .E.3.g	1) <i>Windows facing the side or rear property lines within 10' of the property lines must use clerestories, skylights, or obscured glazing.</i>  2) <i>Windows shall be of a similar dimension as those used on the primary dwelling.</i>	1) The proposed ADU will have windows facing the side property lines that are within 10 feet of the property lines. Obscured glass will be used for these windows.  2) The proposed windows are similar to those on the existing primary dwelling.	<b>Complies</b>

<b>Parking</b> <a href="#">21A.40.200</a> .E.1.g	<i>An ADU shall require a minimum of one on-site parking space. This requirement may be waived if there is legal on-street parking along the street frontage of the property OR if the property is within 1/4 mile of a transit stop.</i>	Legal, on-street parking is available in front of the subject property on both Crandall Ave and Chadwick St, so the parking requirement may be waived.	<b>Complies</b>
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## 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.

<b>21A.54.080.A: Approval Standards</b>	
<b>Standard 1:</b> The use complies with applicable provisions of this title;	
<b>Finding: Complies</b>	
<b>Discussion:</b> The subject property is within the R-1-7000 zoning district. Accessory dwelling units require conditional use approval in this zone per table <a href="#">21A.33.020</a> . The project will comply with the ADU standards in <a href="#">21A.40.200</a> and the accessory building standards in <a href="#">21A.40.050</a> . Analysis of specific zoning provisions can be found in <a href="#">Attachment D</a> .	
<b>Condition(s):</b> None proposed related to this standard	
<b>Standard 2:</b> The use is compatible, or with conditions of approval can be made compatible, with surrounding uses.	
<b>Finding: Complies</b>	
<b>Discussion:</b> Accessory dwelling units can be considered compatible with adjacent and surrounding residential uses as they are listed as a conditional use in the residential land use table ( <a href="#">21A.33.020</a> ). The property is located in an established single-family neighborhood and the ADU appears to meet all applicable zoning requirements.	
<b>Condition(s):</b> None proposed related to this standard	
<b>Standard 3:</b> The use is consistent with applicable adopted city planning policies, documents, and master plans.	
<b>Finding: Complies</b>	
<b>Discussion:</b>	

This project is within the Sugar House Master Plan area. The future land use map calls for “Low Density Residential (5-10 du/acre). The subject property is approximately .17 acres per Salt Lake County map data. This proposal is consistent with the density specified in the future land use map for this area.

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.

**Condition(s):** None proposed related to this standard

**Standard 4:** The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions

**Finding: Complies**

**Discussion:** No detrimental effects are anticipated.

**Condition(s):** None proposed related to this standard

#### **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 use is authorized as a conditional use in the R-1-7000 zoning district per table [21A.33.020](#).

**Condition(s):** None proposed related to this standard

##### **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:** This proposal is consistent with the future land use map found on page 12 of the [Sugar House Master Plan](#).

The proposal is also consistent with the goals and policies outlined in [Growing SLC](#) which aim to increase housing options while minimizing neighborhood impacts.

**Condition(s):** None proposed related to this standard

##### **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 in the immediate vicinity of the subject site are mostly single-family homes and some duplexes. The proposal complies with the size requirements for an ADU which can be up to up to 650 SF or 50% of the footprint of the principal building and is compatible with the scale of surrounding accessory buildings and adjacent uses.

<b>Condition(s):</b> None proposed related to this standard
<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>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The scale of the proposal is compatible with the single-family home on the property as well as the surrounding buildings.
<b>Condition(s):</b> None proposed related to this standard
<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>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The single-family home and ADU will be accessed by the existing driveway facing south onto Crandall Ave. Any additional pedestrian and vehicular traffic will not significantly impede existing traffic flows in the area.
<b>Condition(s):</b> None proposed related to this standard
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> Legal on-street parking is available on both Crandall Ave and Chadwick St. The additional unit is not expected to create an adverse impact on motorized, non-motorized and pedestrian traffic.
<b>Condition(s):</b> None proposed related to this standard
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The proposed layout of the site does not prevent the ADU from being accessed by bike or on foot.
<b>Condition(s):</b> None proposed related to this standard
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The ADU will be accessed by the existing driveway. No impacts to the service level of the adjacent streets are anticipated.
<b>Condition(s):</b> None proposed related to this standard
<b>9. The location and design of off-street parking complies with applicable standards of this code;</b>



<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> As discussed in other areas of this analysis, legal on-street parking is available on both Crandall Ave and Chadwick St, so the parking requirement may be waived.
<b>Condition(s):</b> None proposed related to this standard
<b>10. Utility capacity is sufficient to support the use at normal service levels;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> Public Utilities has no issues with the proposed detached ADU or attached garage. The ADU will be required to have water and sewer services that meet all SLCDPU requirements.
<b>Condition(s):</b> None proposed related to this standard
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> All adjacent uses are also residential. There is an existing 6' wood fence that will screen the ADU from the neighbors to the north and east.
<b>Condition(s):</b> None proposed related to this standard
<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>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The proposal supports sustainability objectives by increasing housing near activity centers, reducing energy consumption related to transportation.
<b>Condition(s):</b> None proposed related to this standard
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.
<b>Condition(s):</b> None proposed related to this standard
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> There are no signs or exterior lighting associated with this proposal.

<b>Condition(s):</b> None proposed related to this standard
<b>15. The proposed use does not undermine preservation of historic resources and structures.</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> The subject property is not located within a local or national historic district, and no structures at the subject site listed as a national or local landmark site.
<b>Condition(s):</b> None proposed related to this standard

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: 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:

- November 1, 2022 - The Sugar House Community Council was sent the 45-day required notice for recognized community organizations.
- November 1, 2022 - Property owners and residents within 300 feet of the project were provided early notification of the proposal.
- November 14, 2022 - The proposal was presented to the Sugar House Community Council Land Use Meeting by the applicant. Planning staff attended the meeting to answer questions about the process and zoning standards.

Notice of the public hearing for the proposal included:

- December 30, 2022
  - Public hearing notice sign posted on the property
- December 27, 2022
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Planning staff received one phone call regarding the project from a nearby neighbor, Charlotte Lewis, who opposed the project due to concerns about parking and the ADU being used for short-term rentals.



December 18, 2022

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair  
Sugar House Community Council

RE: PLNPCM2022-00933– Conditional Use – \_Holloran ADU - 2867 S Chadwick St

The main house is owned by a woman who is 90 years old. The purpose for the ADU is to have a place for her children or grandchildren to stay in when they visit her. They are removing the attached garage and rebuilding it with something that is up to code. The ADU is oriented to catch the sun in the winter or shade in the summer. The owner wants to re-do the landscape in a dry scape. The ADU is 650 sf, 1 bedroom, one office and the other room is a kitchen living space. There is 27% lot coverage, on a lot that is 8300 sf. There are three parking stalls on the property with two in the new garage and one on the driveway, plus a space on the street.

We did put flyers around the immediate neighbors, but did not receive any comments. This ADU meets all the requirements of the ordinance, and we ask that you approve it.

# ATTACHMENT G: 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:** Scott Weiler/801-535-6159/scott.weiler@slcgov.com

No work is proposed in the public way. If it becomes necessary to perform work in the public way, such as to provide a utility service line to the ADU, a Permit to Work in the Public Way must be obtained from SLC Engineering.

**Building:** William Warlick/801-535-7292/ william.warlick@slcgov.com

No comments

**Fire:** Douglas Bateman/801-535-6619/douglas.bateman@slcgov.com

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

Applicant shall detail the location and distance of the fire hydrant on any construction site plan documents for review and acceptance. If no hydrant is located within the maximum travel distance, one shall be added

**Transportation:** Kevin Young/801-535-7108/kevin.young@slcgov.com

Transportation has no issues or concerns regarding the proposed ADU. The parking requirement for the single-family home is met with the new two-car garage and the ADU parking requirement can be met with available on-street parking.

**Public Utilities:** Kristeen Beitel/801-483-6733/kristeen.beitel@slcgov.com

Public Utilities has no issues with the proposed detached ADU or attached garage. The ADU will be required to have water and sewer services that meet all SLCDPU requirements. These utility services will be permitted with the building permit. Please see general utility requirements below for additional information.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Only one culinary water meter is permitted per parcel. The existing water meter and service will be required to be used/extended to the proposed ADU. SLCDPU will allow a separately connected fire line from the 6" public water main in Chadwick or Crandall, if required for fire suppression. Fire suppression and culinary water must be separate and require entirely independent connections to the public main.
- The existing sanitary sewer lateral will need to be televised prior to permitting a sewer connection to the existing lateral from the ADU. Alternatively, a second sewer lateral may be installed from the ADU to the 8" public sewer main in Crandall Avenue to supply gravity sewer to the ADU.
- The ADU cannot be serviced by a sewer ejector pump.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners. • Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.