



# Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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**To:** Salt Lake City Planning Commission  
**From:** Meagan Booth, Principal Planner, 801-535-7213, [meagan.booth@slcgov.com](mailto:meagan.booth@slcgov.com)  
**Date:** March 22, 2023  
**Re:** PLNPCM2022-01158, Lake Street Detached ADU

## Conditional Use

**PROPERTY ADDRESS:** 1163 S Lake Street  
**PARCEL ID:** 16083530050000  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** R-1/5,000 Single-Family Residential

### REQUEST:

Eric Egenolf, on behalf of the property owner, Jennifer Cleveland, has submitted an application for a conditional use permit for a new detached Accessory Dwelling Unit (ADU) at 1163 S Lake Street. The ADU would be 576 square feet in size and 11 feet 4 inches in height. The property is zoned R-1/5,000 single-family residential, which requires conditional use approval for the construction of an ADU.

### RECOMMENDATION:

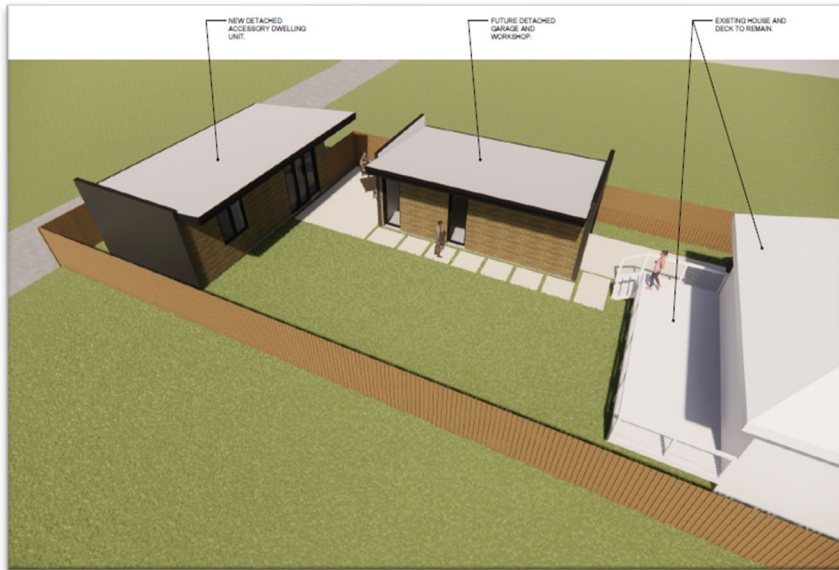
Planning Staff finds the project generally meets the applicable standards of approval and no detrimental effects are expected, therefore Staff is not recommending any conditions of approval. Staff recommends the Planning Commission approve the Conditional Use for the ADU as presented.

### ATTACHMENTS:

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

## PROJECT DESCRIPTION

The petition is seeking conditional use approval to build a detached ADU in the backyard of a current residence, at 1163 S Lake Street. The project site is 0.17 acres (7340 square feet). Single-family homes surround the property. The ADU will be a single-story structure with a single pitched roof. The ADU will be 11'-4" in height, and 576 square feet in size. The ADU features one bedroom, one bathroom, and a kitchen/living room area. The parking will be accessed from the alley to the east and will include a partially covered paved parking area. The ADU will sit 4 feet from the rear and side property lines, and the existing shed will be removed as part of the project.



### Quick Facts

**Height:** 11 feet 4 inches

**Size:** 576 square feet

**Location:** Southeast corner of rear yard adjacent to alley

**Number of Units:** 1

**Exterior Materials;** Composite Siding

**Lot Coverage:** 34 %

**Parking:** 1 paved stall off the alley & parking is also available on Lake Street

**Overlays:** None

The planned ADU is a one-story building with windows that are nearly the same size as those on the main home and the materials include composite cladding. Even though the main home was built in 1907, it does not have any historical overlays that would place additional requirements on the ADU's design. All proposed structures, including the future garage, are taken into consideration in the lot coverage calculation of 34%. The ADU complies with both ADU and zoning requirements. The elevations of the ADU are shown below.



## KEY CONSIDERATIONS

The key considerations for this request include whether the proposed ADU meets the zoning standards conditional use standards, and determination of detrimental effects, and whether the use is consistent with the master plan. The project meets the zoning standards, conditional use standards and no detrimental effects are expected.

A master plan details the vision, policies, and framework developed by the community that guide growth and development in a neighborhood over a period, usually 20-30 years. How this proposal meets the master plan objectives is described below.

### Plan Salt Lake

The proposed ADU provides another housing type within the city. This is consistent with the goal of providing 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. As people's income levels rise and fall, providing housing options that match income levels and stages of life will allow people to make their own choices. The conditional use process allows a mechanism to allow ADUS within the city.

### Growing SLC

Growing SLC, Salt Lake City's housing plan states, "Accessory dwelling units (ADUs) will contribute to creating a range of housing options. These units, typically 500 to 600 square feet in size, fit on existing properties, usually behind single-family homes. The production cost of these small, relatively inexpensive units is reduced because the price of land is removed from the equation. This model also allows for households to accommodate their changing family needs, perhaps housing a student or an aging parent." Allowing an ADU in this neighborhood as a conditional use is consistent with the current ADU Ordinance and the statement above. This ADU will be located behind the primary structure and is 576 square feet.

### Central Community Master Plan

The proposed ADU is consistent with Plan Salt Lake, The Growing SLC Housing Plan and meets goal and policies in the Central Community Master Plan such as to provide housing opportunities for a range of family and income types; and provide opportunities for smarter and more creative development practices to better serve the community.

## 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 anticipated detrimental effects of the proposed use in accordance with applicable conditional use standards. If the 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 Conditional Use**

If the request is approved, the applicant will need to comply with the conditions of approval, if any, including those required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permit (s), however - a Certificate(s) of Occupancy for the new ADU will only be issued once all conditions of approval, if any are adopted, are met, and the registration process requirements outlined in 21A.40.200.F of the zoning ordinance are complete. All other standards and processes listed by the City's ordinances are still required.

### **Denial of Conditional Use**

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

If the petition is denied, the applicant would not be able to establish the new ADU on their property. The proposed accessory structure could still potentially be built and used for another permitted use in the R-1-12,000 (Single Family Residential District), however it could not be used as an accessory dwelling.

# ATTACHMENT A: Vicinity Map

## Vicinity Map: 1163 S Lake Street



Subject Property

Salt Lake City Planning Division 3/3/2023

# **ATTACHMENT B: Applicant Materials**

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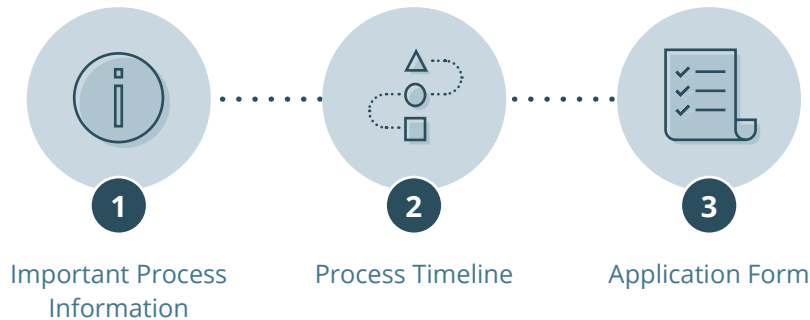


# PLANNING PROCESS // CONDITIONAL USE

## ABOUT THE APPLICATION

Thank you for your interest in submitting a Conditional Use application. The following packet will provide general information to get started on your project and guide you through the process of the application from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

**We highly encourage you to work with our Planning staff prior to submitting an application.** For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801.535.7700.



PLANNING DIVISION  
451 SOUTH STATE STREET ROOM 406  
PO BOX 145480  
SALT LAKE CITY, UT 84114-5480

[SLC.GOV/PLANNING](http://SLC.GOV/PLANNING)  
[ZONING@SLCGOV.COM](mailto:ZONING@SLCGOV.COM)  
TEL 801-535-7757

# IMPORTANT PROCESS INFORMATION



## PURPOSE & INTENT OF THE PROCESS

A conditional use is a land use which, because of its unique characteristics or potential impact, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts. Those land uses are listed with a “C” in Land Use Tables of each zoning district, according to [21A.33](#).

According to state and city code, conditional uses are allowed uses unless appropriate conditions cannot be applied to mitigate adverse impacts. Approval of a conditional use requires review of its location, design, configuration, and impact to determine the desirability of allowing it on a site. Whether the use is appropriate requires weighing of public need and benefit against the local impact, taking into account the applicant’s proposals to mitigate adverse impacts through site planning, development techniques, and public improvements.

## STANDARDS

### [21A.54.030](#): CATEGORIES OF CONDITIONAL USES:

Conditional uses may be decided administratively or by the planning commission

- A. Planning Commission:
  - a. Conditional uses located within a residential zoning district;
  - b. Conditional uses abutting a residential zoning district or residential use; or
  - c. Conditional uses that require planned development approval.
- B. Administrative Hearing:
  - a. Low power wireless telecommunication facilities listed as conditional uses;
  - b. Utility buildings and structures listed as conditional uses;
  - c. All other conditional uses not included above.

### [21A.54.080](#): STANDARDS FOR CONDITIONAL USES:

1. The use complies with applicable provisions of the code;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

The full Conditional Use code can be found in Chapter [21A.54](#).



## CONSULTATION

If you have questions regarding the Conditional Use regulations or process, please contact the Salt Lake City Planning Counter staff at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

**Pre-submittal meetings are held every Thursday afternoon from 1:30 pm to 3:30 pm.**





# PROCESS TIMELINE

## TIME FRAME

🕒 2 - 3 MONTHS

- APPLICANT
- STAFF



1

🕒 TBD

### APPLICATION RECEIVED

Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.



2

🕒 14 days

### PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).

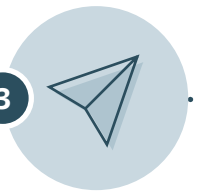


4

🕒 TBD

### APPLICATION MODIFICATIONS

Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval.

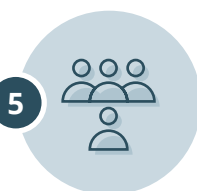


3

🕒 45 days

### PUBLIC NOTICE

Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.



5

🕒 21 days

### PUBLIC HEARING

Public hearing scheduled, notices sent and staff report produced.



6

🕒 10 days

### DECISION & APPEAL PERIOD

Public hearing held and decision made. 10 day appeal period starts after decision.



7

### BUILDING PERMIT PROCESS

Start of building permit process.  
Time frames determined by Building Services.  
[www.slcc.gov/buildingservices](http://www.slcc.gov/buildingservices)

**DISCLAIMER:** APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

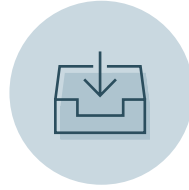
# CONDITIONAL USE

## IMPORTANT INFORMATION



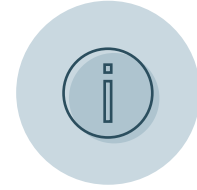
### CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at [zoning@slcgov.com](mailto:zoning@slcgov.com).



### SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



### REQUIRED FEES

- **\$856** filing fee.
- Additional required notice fees will be assessed after application is received.

## APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

ADDRESS OF SUBJECT PROPERTY

REQUEST

NAME OF APPLICANT

PHONE

MAILING ADDRESS

EMAIL

APPLICANT'S INTEREST IN PROPERTY (*\*owner's consent required*)

Owner  Architect\*  Contractor\*  Other\*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (*if different from applicant*)

PHONE

MAILING ADDRESS

EMAIL

## OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

**DISCLAIMER:** 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.

**ACKNOWLEDGMENT OF RESPONSIBILITY**

1. 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.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided 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.
3. 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.
4. 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.

NAME OF APPLICANT

EMAIL

MAILING ADDRESS

PHONE

APPLICATION TYPE

SIGNATURE

DATE

**LEGAL PROPERTY OWNER CONSENT**

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

**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.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

NAME OF OWNER

EMAIL

MAILING ADDRESS

SIGNATURE

DATE

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. 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.

**DISCLAIMER:** 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

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

REQS.

STAFF

## REQUIREMENTS



### **A narrative that describes the general operations of the proposed use, including answers to the following questions:**

- What are the anticipated hours of operation?
- What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.
- Is there any anticipated outdoor activity associated with the use?
- Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.
- How will the waste generated by the use be stored and handled on site? How will it be removed from the site?
- What is the anticipated amount of water consumption of the proposed use?
- What is the anticipated level of emissions generated by the proposed use?
- Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?
- What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?
- Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?
- Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?



### **An analysis of how the proposal might affect adjacent uses, including answers to the following questions:**

- What are the land uses adjacent to the property (abutting and across-the-street properties)?
- Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?
- Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?
- How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?

# SUBMITTAL REQUIREMENTS

REQS.

STAFF

## CONTINUED REQUIREMENTS

**A Response to standards** ([21A.54.080](#)) **found on** [page 2](#).

**Site Plan.**

- *Site plan (see [Site Plan Requirements](#) flyer for further details).*

**Other Drawings.**

- *Floor plans drawn to scale identifying the use and size of the interior space(s).*
- *Elevations, sections, and details drawn to scale, if applicable.*

**INCOMPLETE INFORMATION WILL NOT BE ACCEPTED**

INITIALS

**DISCLAIMER:** 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.

# conditional use application

## lake street detached accessory dwelling unit

December 09, 2022

process studio pllc  
3055 s. grace street  
salt lake city, utah 84109  
p . 8 0 1 . 9 0 6 . 0 8 6 6  
www.processpllc.com

3. Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?

**Response: No. The ADU will primarily be accessed by its occupants via the existing rear alley.**

4. How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?

**Response: The existing property has residential fencing along its side property lines. These may be modified and/or extended to incorporate the ADU.**

### A Response to standards (21A.54.080) found on page 2.

1. The use complies with applicable provisions of the code;

**Response: Detached Accessory Dwelling Units are Conditional Uses within the R-1 zone. The project design meets the requirements of the City's zoning ordinance.**

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

**Response: The Accessory Dwelling Unit is a residential use, consistent with the residential neighborhood.**

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

**Response: Detached Accessory Dwelling Units are Conditional Uses within the R-1 zone. The project design meets the requirements of the City's zoning ordinance.**

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

**Response: The project design meets the requirements of the City's zoning ordinance.**

### **Site Plan:**

1. See Drawings attached.

### **Other Drawings:**

1. See Drawings attached.


- 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 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.

NAME OF APPLICANT	EMAIL	
Eric Egenolf RA LEED AP BD+C	eric@processplc.com	
MAILING ADDRESS	PHONE	
3055 S. Grace Street, Salt Lake City UT 84109	571-332-6361	
APPLICATION TYPE	SIGNATURE	DATE
Conditional Use	Eric Egenolf <small>Digitally signed by Eric Egenolf Date: 2022.12.09 09:45:24 -0700</small>	12.09.2022

**LEGAL PROPERTY OWNER CONSENT**

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

**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.

LEGAL DESCRIPTION OF SUBJECT PROPERTY		
Parcel #16083530050000		
NAME OF OWNER	EMAIL	
Jennifer Cleveland	jennifermariecleveland@gmail.com	
MAILING ADDRESS	SIGNATURE	DATE
1163 S. Lake Street, Salt Lake City UT 84105		12.09.2022

- If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
- If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
- 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.

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# LAKE STREET DETACHED ACCESSORY DWELLING UNIT

1163 SOUTH LAKE STREET, SALT LAKE CITY UT 84105

OWNERS: JENNIFER CLEVELAND

**CONDITIONAL USE** | 12.13.2022

P s R O U C D E I S O S

3055 s. grace street  
salt lake city, utah 84109  
p.801.906.0866  
www.processpllc.com

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.

### PROJECT RENDERING:



NEW DETACHED  
ACCESSORY DWELLING  
UNIT.

FUTURE DETACHED  
GARAGE AND  
WORKSHOP.

EXISTING HOUSE AND  
DECK TO REMAIN.

### PROJECT INFORMATION:

PROJECT ADDRESS: 1163 S. LAKE STREET  
SALT LAKE CITY UT 84105

PROJECT OWNER: JENNIFER CLEVELAND

GENERAL CONTRACTOR: TBD

ARCHITECT: PROCESS STUDIO PLLC

STRUCTURAL ENGINEER: TBD

PROJECT DESCRIPTION: NEW CONSTRUCTION 1-STORY  
DETACHED ACCESSORY DWELLING UNIT  
ADJACENT TO ALLEY

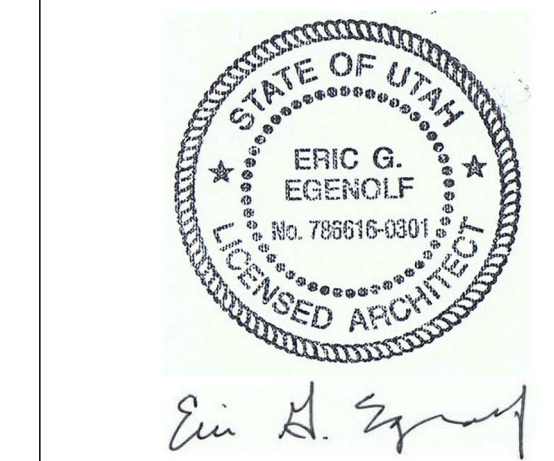
FUTURE DETACHED  
GARAGE/WORKSHOP WITH EXTENDED  
DRIVEWAY FROM EXISTING CURB CUT  
ON LAKE STREET.

### VICINITY MAP:



### DRAWING LIST:

SHEET #	SHEET NAME
GENERAL	
GI001	COVER SHEET
ARCHITECTURAL	
AE101	SITE PLAN + FLOOR PLANS
AE102	FLOOR PLANS
AE200	EXTERIOR VIEWS
AE201	EXTERIOR ELEVATIONS
AE301	BUILDING SECTIONS



No.	Description	Date

## LAKE STREET DETACHED ACCESSORY DWELLING UNIT COVER SHEET

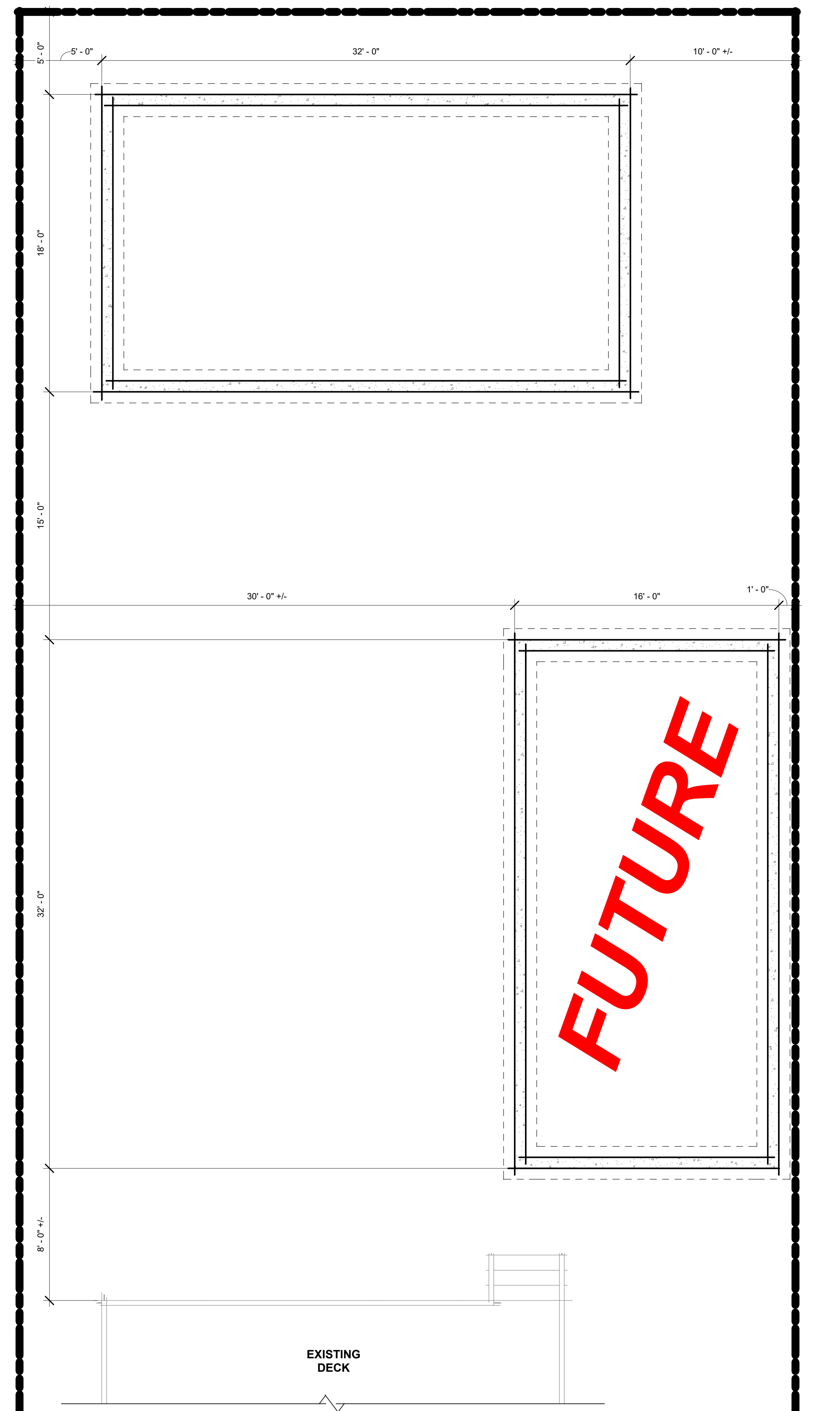
Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

**GI001**

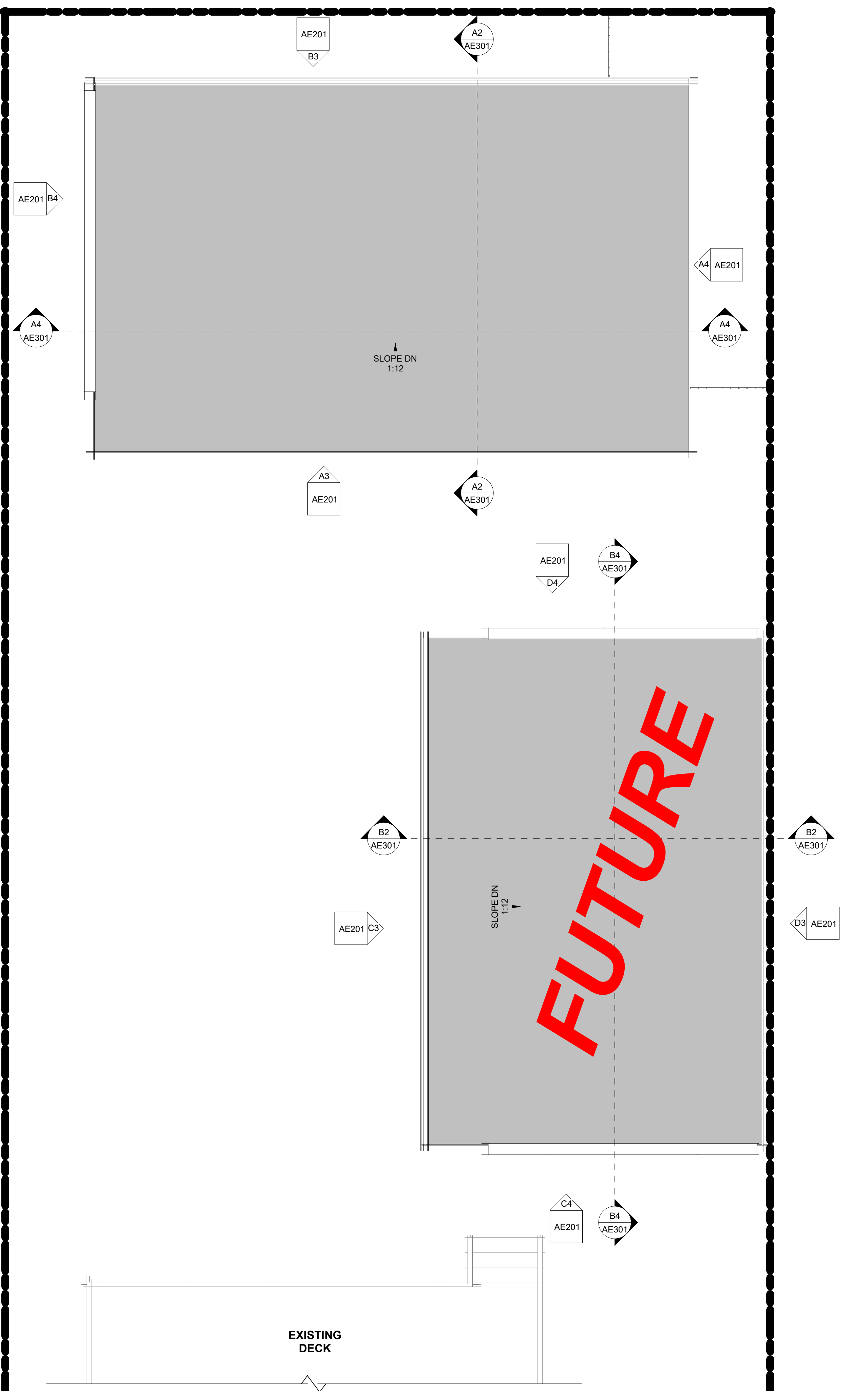
Scale



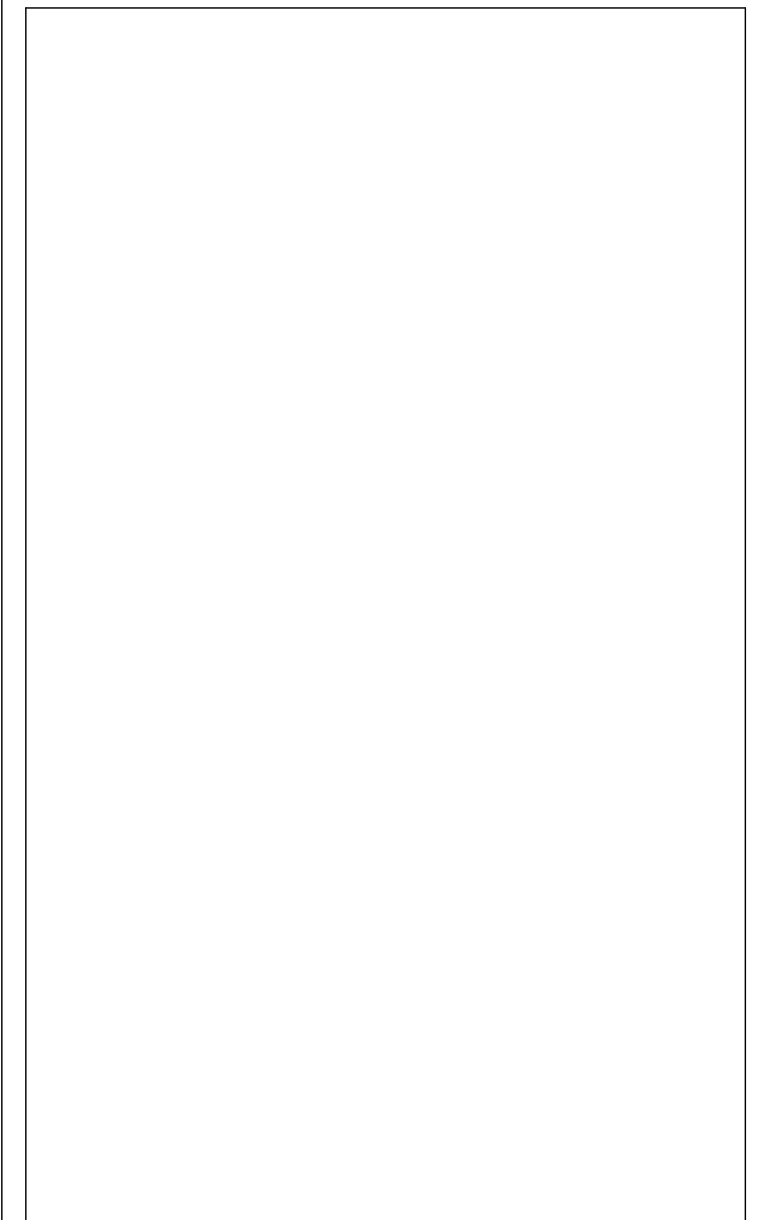
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**FOUNDATION PLANS** A3  
1/4" = 1'-0" AE102



**ROOF PLANS** A5  
1/4" = 1'-0" AE102



No.	Description	Date

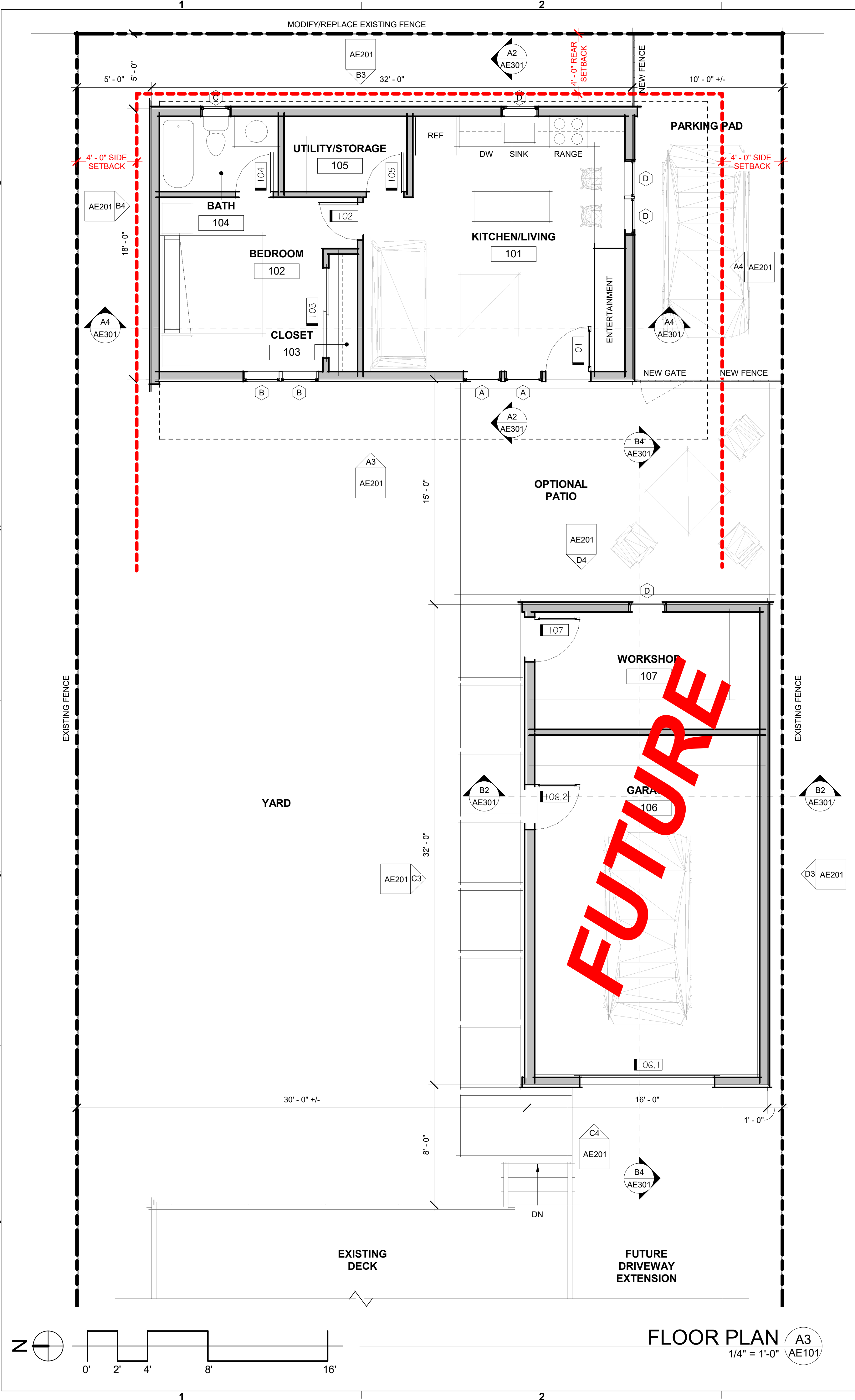
**LAKE STREET DETACHED  
ACCESSORY DWELLING UNIT  
FLOOR PLANS**

Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

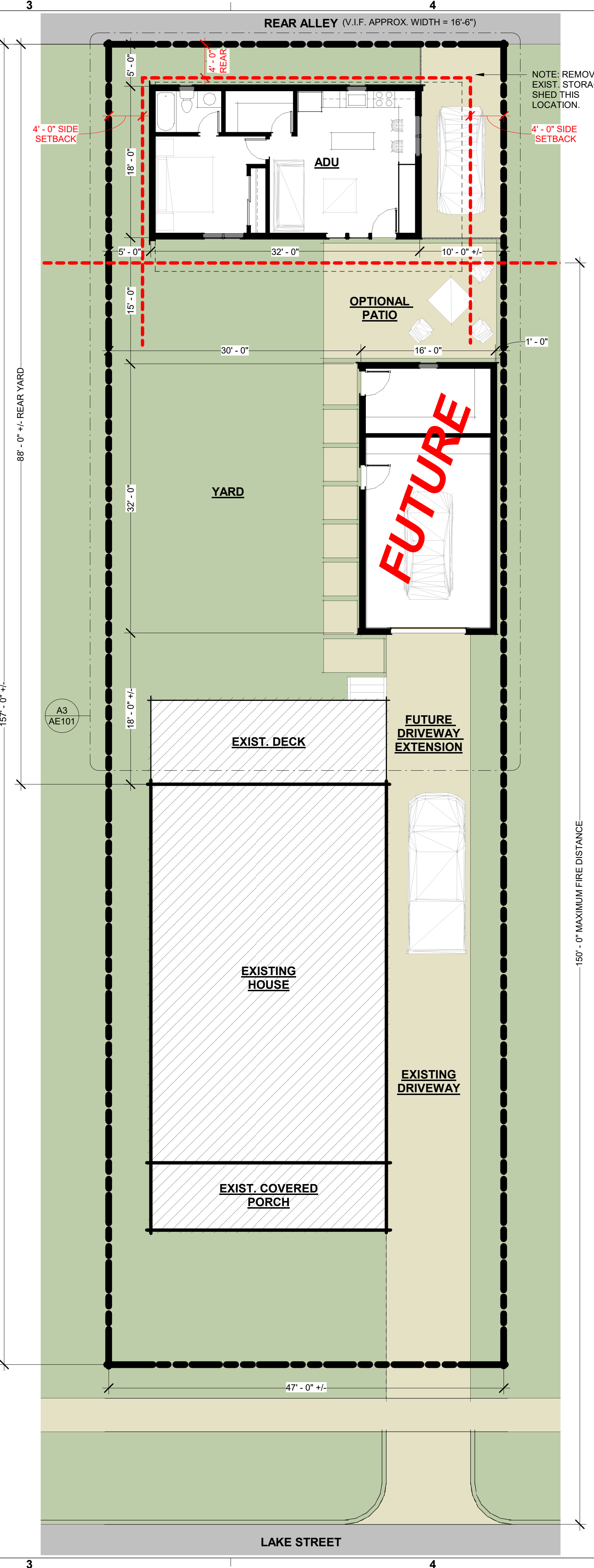
**AE102**

Scale 1/4" = 1'-0"

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FLOOR PLAN A3/AE101  
1/4" = 1'-0"



LAKE STREET

## GENERAL NOTES:

- APPLICABLE CODES PER SALT LAKE CITY BUILDING SERVICES:**
  - 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - 2020 NATIONAL ELECTRIC CODE (NEC)
  - 2018 INTERNATIONAL PLUMBING CODE (IPC)
  - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
  - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) FOR RESIDENTIAL
  - 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
  - 2018 INTERNATIONAL FIRE CODE (IFC)
- SALT LAKE CITY ZONING:**
- PROJECT INFORMATION:**
  - 1163 S. LAKE STREET SALT LAKE CITY, UTAH 84105
  - PARCEL #160835300000
  - LEGAL DESCRIPTION: N 18.05 FT OF LOT 5 & ALL LOT 6 BLK 1 EYLER & REES SUB 4678-1499. 4822-855 5378-0056 5449-1382 5551-0745 5781-0508 7647-2715 8622-6371 9307-9706 9520-8290 10410-1632 10410-1738
- ZONING:**
  - R-15000
  - LOT AREA
    - MINIMUM LOT AREA = 5,000 SF
    - EXISTING LOT AREA = 7,379 SF (0.17 ACRES)
  - LOT WIDTH
    - MINIMUM LOT WIDTH = 50'
    - EXISTING LOT WIDTH = 46.5' +/-
  - LOT DEPTH
    - EXISTING LOT DEPTH = 157' +/-
  - LOT COVERAGE
    - MAXIMUM COVERAGE = 40% (PRINCIPLE + ACCESSORY BUILDINGS)
  - EXISTING MAIN HOUSE = 1,204 SF
  - EXISTING COVERED PORCH = 224 SF
  - PROPOSED ACCESSORY DWELLING UNIT = 576 SF
  - FUTURE GARAGE/WORKSHOP = 512 SF
  - TOTAL FOOTPRINTS = 2,516 SF
  - LOT COVERAGE = 2,516 SF / 7,379 SF = 34% < 40%
- ACCESSORY DWELLING UNIT (DETACHED) REQUIREMENTS:**
  - PARKING**
    - ONE ON-SITE PARKING SPACE REQUIRED, OR LEGAL ON-STREET PARKING
    - A PARKING SPACE IS PROVIDED ADJACENT TO THE ALLEY, LEGAL ON-STREET PARKING IS ALSO AVAILABLE ON LAKE STREET
  - SIZE**
    - 50% OF THE PRINCIPLE BUILDING FOOTPRINT, NOT TO EXCEED 650 SF.
    - AVAILABLE SIZE = 1,428 SF X 0.5 = 714 SF
    - PROPOSED SIZE = 576 SF
  - LOCATION**
    - SHALL BE LOCATED BETWEEN THE REAR WALL OF THE PRINCIPLE BUILDING AND THE REAR LOT LINE.
  - SETBACKS FROM:**
    - PRINCIPLE STRUCTURES = 10' (ON SAME OR ADJACENT LOT)
    - SIDE AND REAR PROPERTY = 4'
  - BUILDING HEIGHT**
    - MAXIMUM HEIGHT = HEIGHT OF PRINCIPLE BUILDING OR 17', WHICHEVER IS LESS, MEASURED TO RIDGE.
    - PRINCIPLE BLDG HEIGHT = 21' +/-
    - PROPOSED HEIGHT = 11'-4" +/- (SEE ELEVATIONS)
  - REAR YARD COVERAGE**
    - MAXIMUM COVERAGE = 50% x (88' x 47') = 2,068 MAXIMUM
  - PROPOSED ACCESSORY DWELLING UNIT = 576 SF
  - FUTURE GARAGE/WORKSHOP = 512 SF
  - TOTAL ACCESSORY FOOTPRINTS = 1,088 SF
  - FIRE DISTANCE**
    - FIRE DEPARTMENT ACCESS: 150 FEET MAXIMUM FROM PUBLIC RIGHT OF WAY TO ANY POINT ALONG ANY WALL OF THE PROPOSED NEW DWELLING UNIT.
  - SINCE THE ADU WILL BE LOCATED AS FAR TO THE REAR OF THE PROPERTY AS POSSIBLE IN ORDER TO PRESERVE USABLE YARD SPACE, THE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.

P r o c e s s   S t u d i o   P l l c

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No.	Description	Date

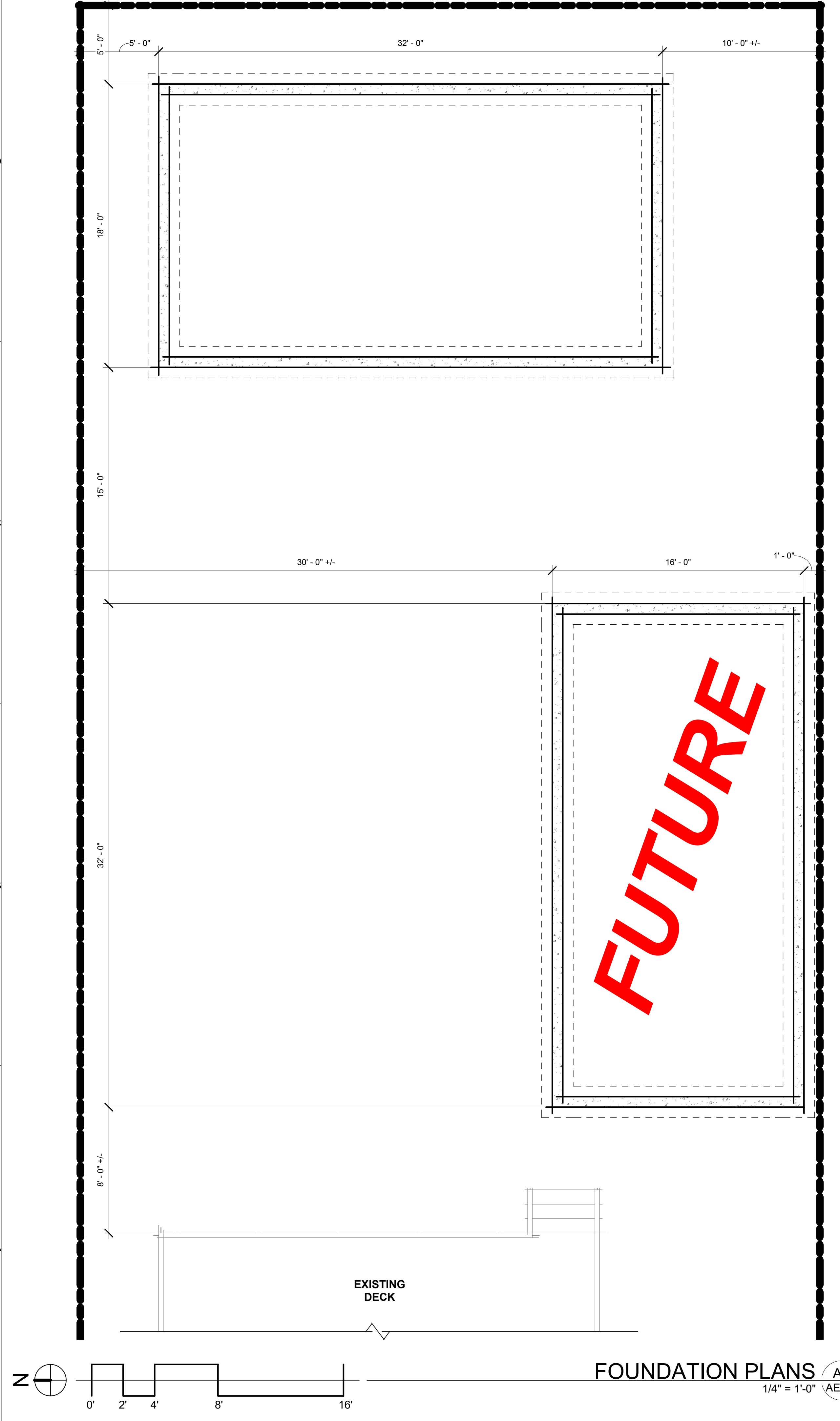
### LAKE STREET DETACHED ACCESSORY DWELLING UNIT SITE PLAN + FLOOR PLANS

Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

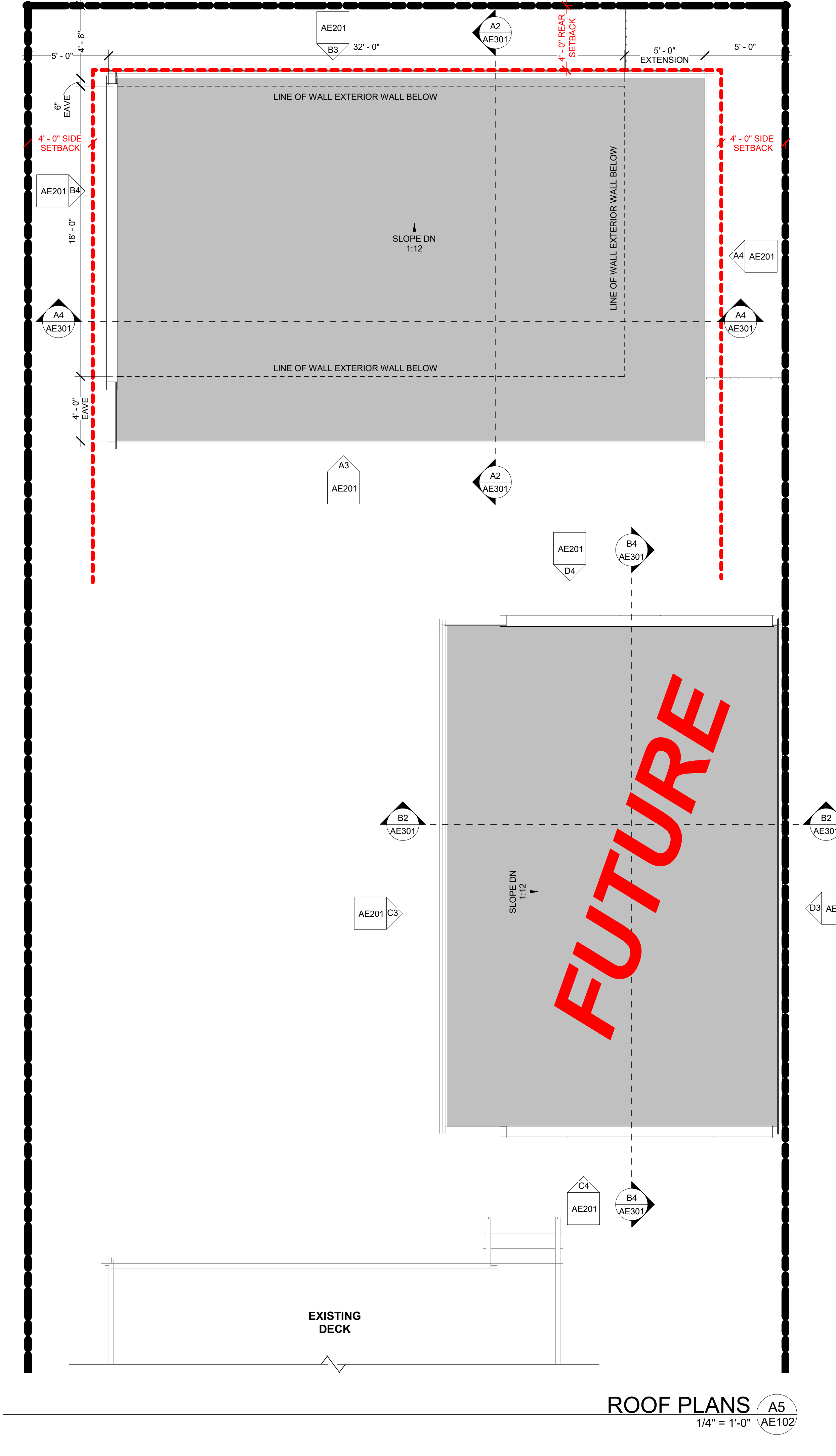
# AE101

Scale As indicated

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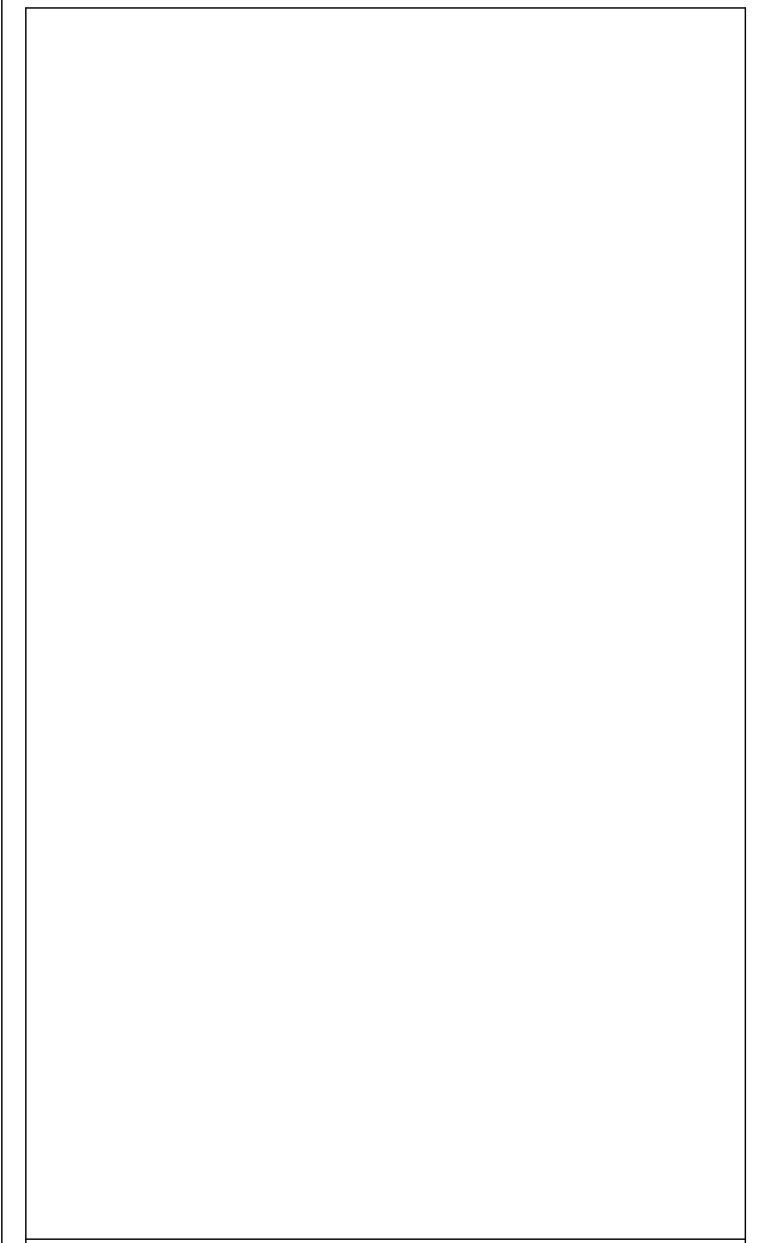
FOUNDATION PLANS A3  
1/4" = 1'-0" AE102



ROOF PLANS A5  
1/4" = 1'-0" AE102

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No.	Description	Date

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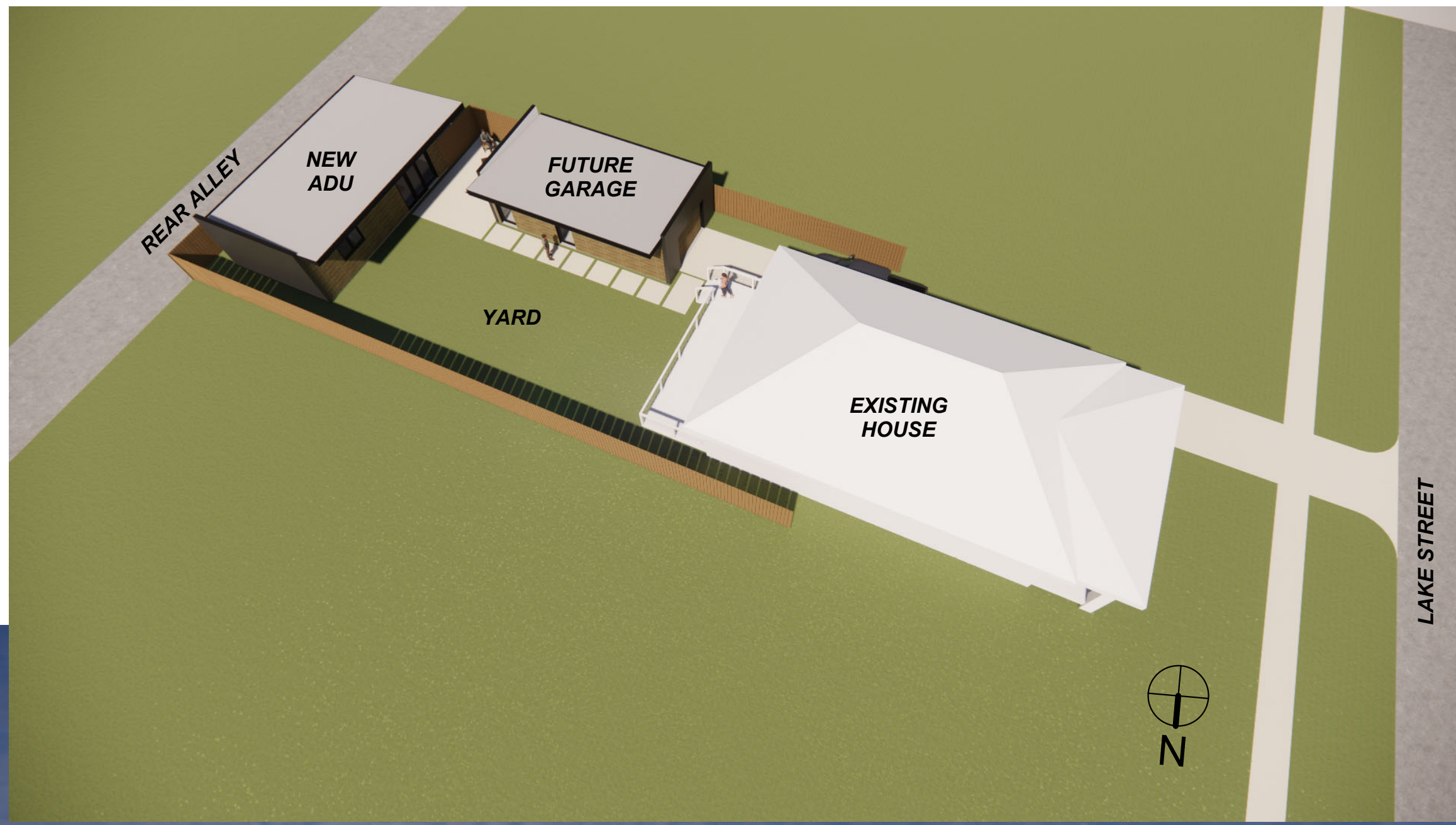
LAKE STREET DETACHED  
ACCESSORY DWELLING UNIT  
FLOOR PLANS

Project Status: CONDITIONAL USE  
Project Number: 22\_0027  
Date: 12.13.2022  
Drawn by: EGE  
Checked by: DJY

**AE102**

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

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No.	Description	Date

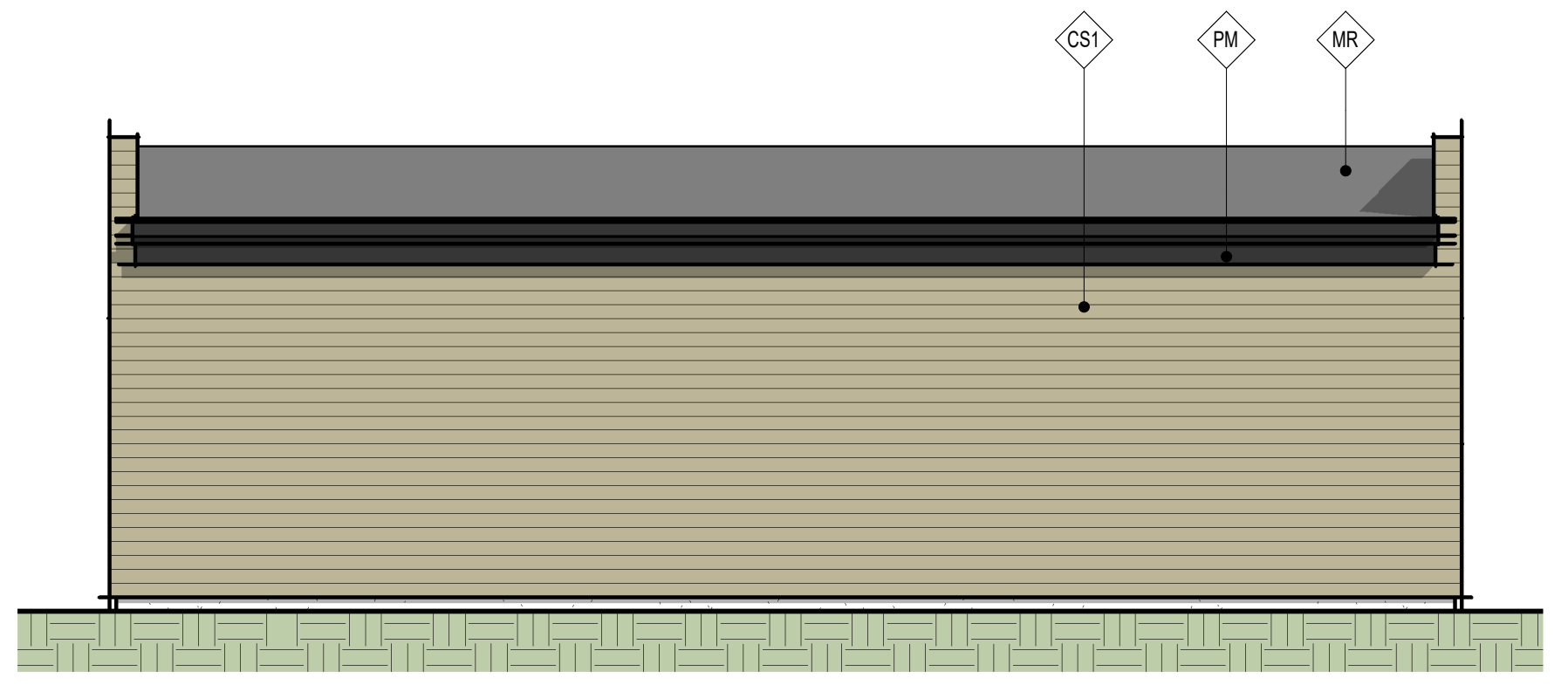
**LAKE STREET DETACHED  
 ACCESSORY DWELLING UNIT  
 EXTERIOR VIEWS**

Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

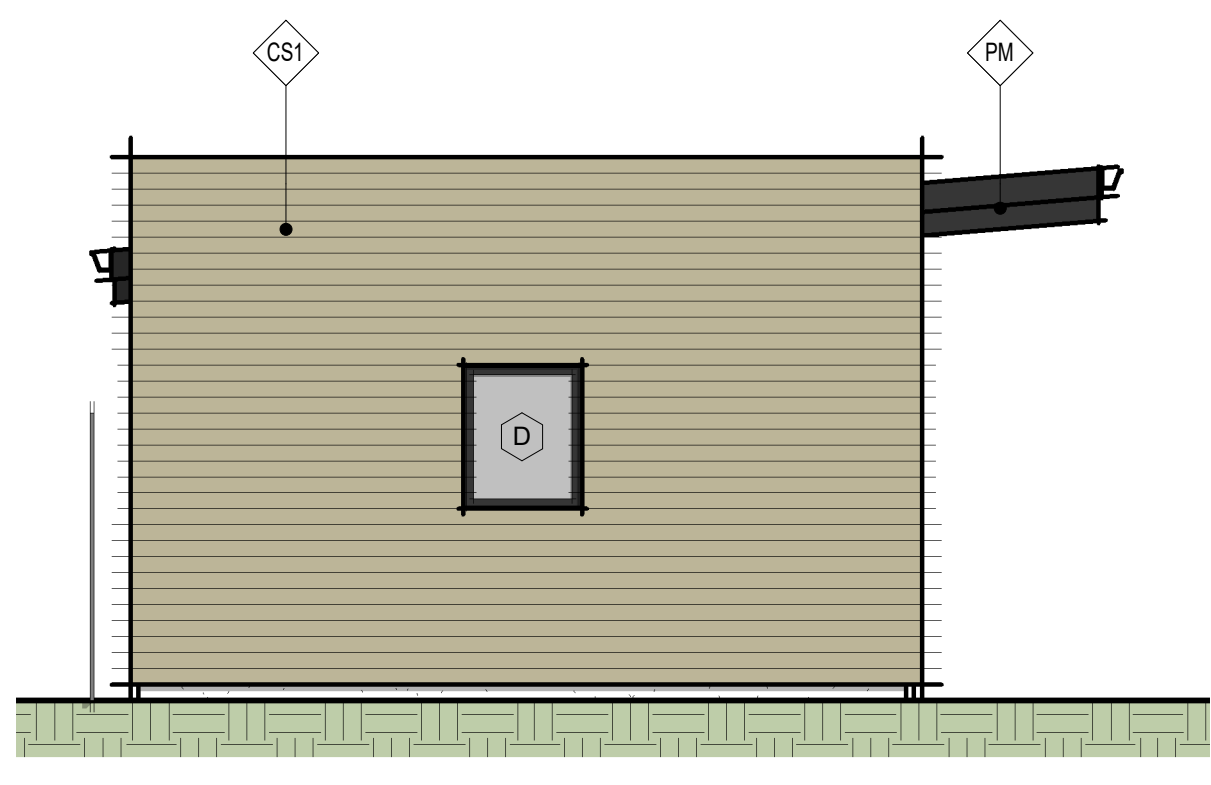
**AE200**

Scale

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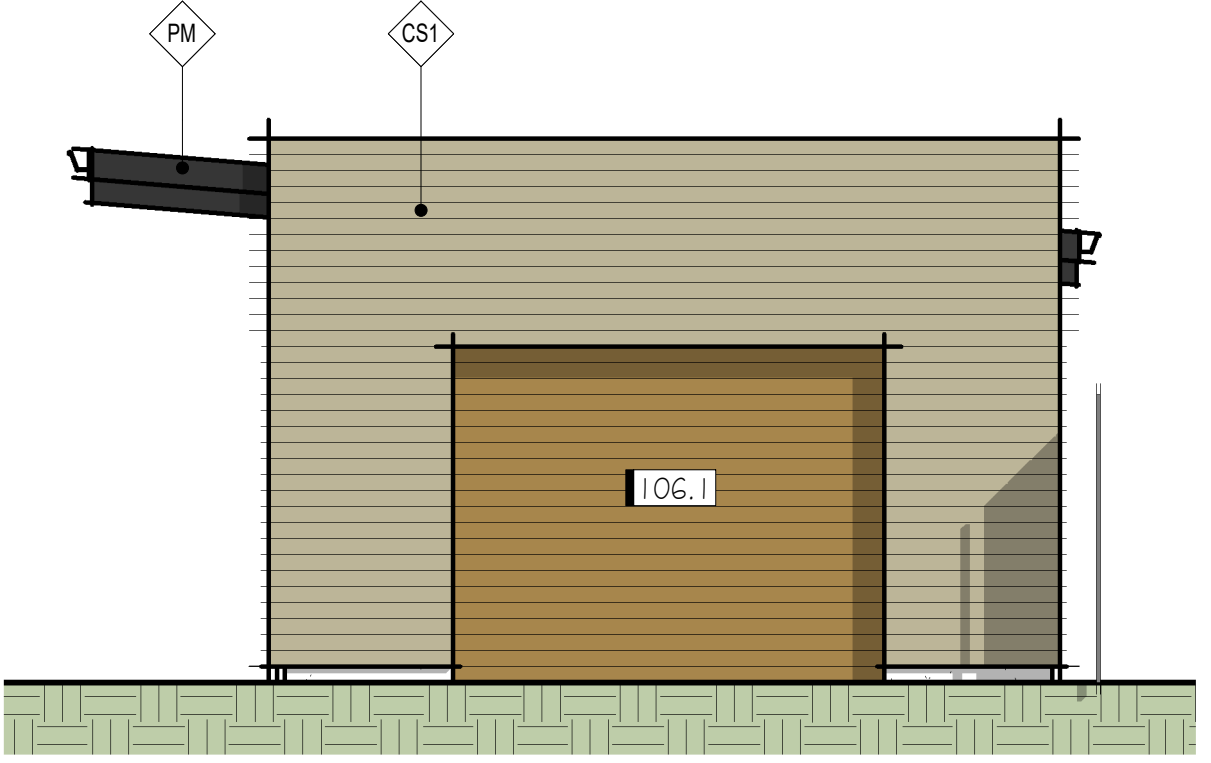
**FUTURE GARAGE SOUTH (SIDE) ELEVATION** D3  
1/4" = 1'-0" AE201



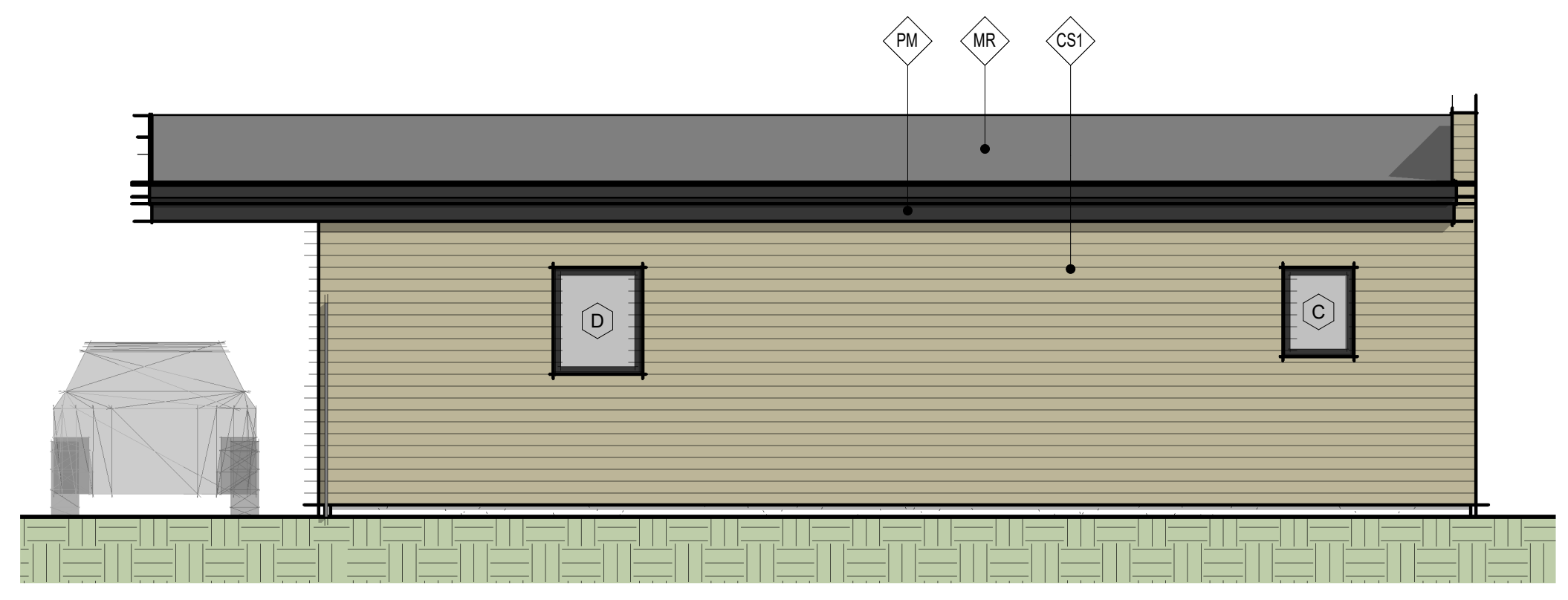
**FUTURE GARAGE EAST (PATIO) ELEVATION** D4  
1/4" = 1'-0" AE201



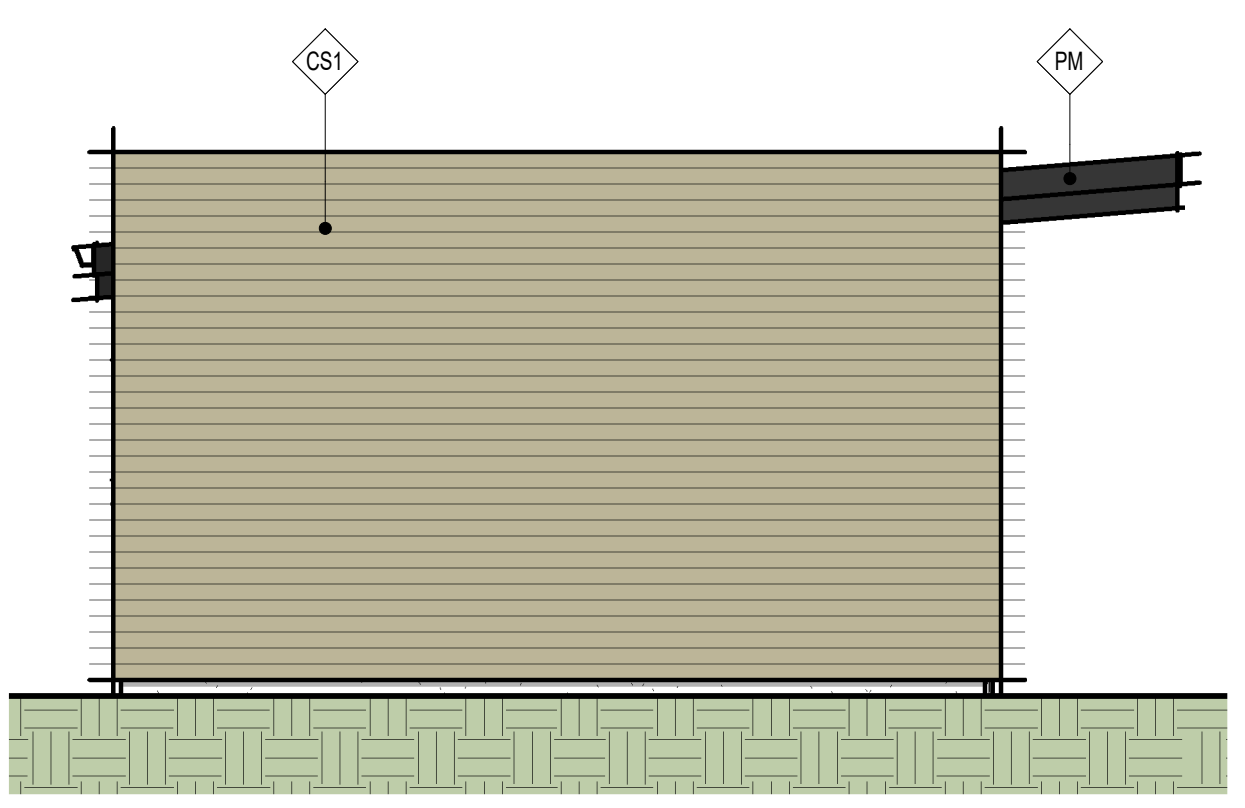
**FUTURE GARAGE NORTH (YARD) ELEVATION** C3  
1/4" = 1'-0" AE201



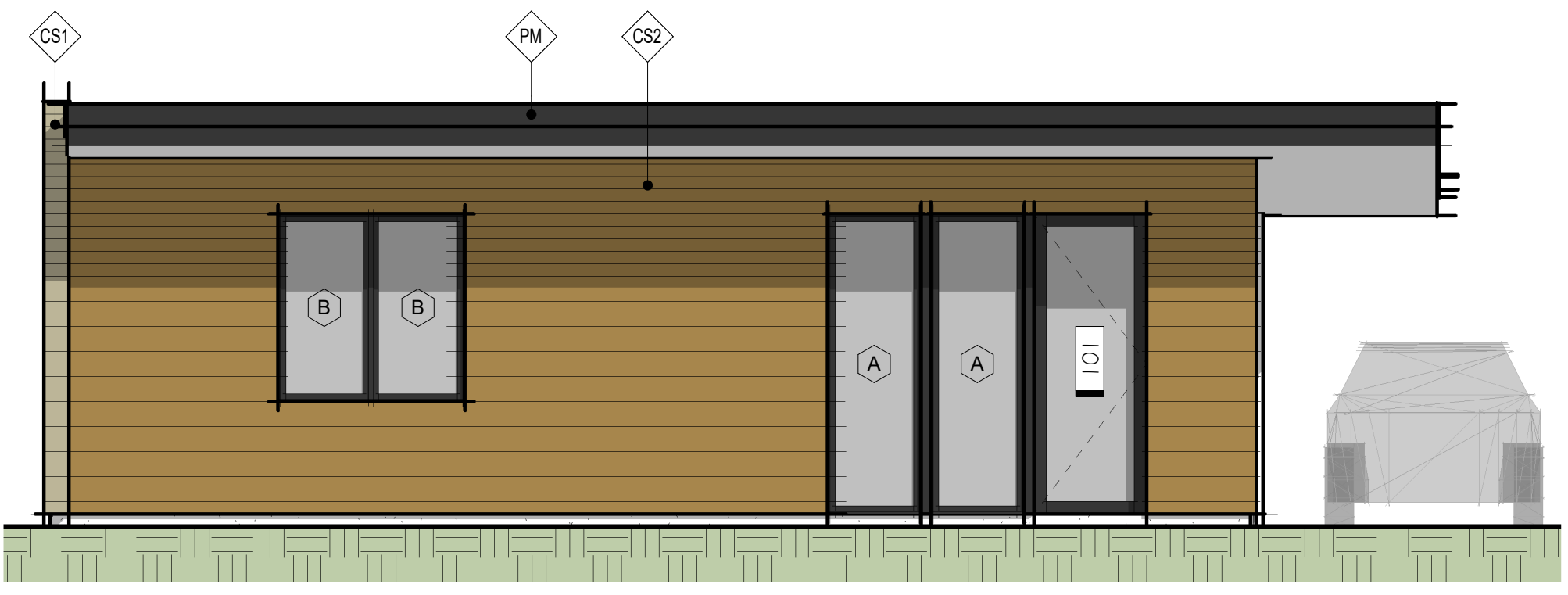
**FUTURE GARAGE WEST (STREET) ELEVATION** C4  
1/4" = 1'-0" AE201



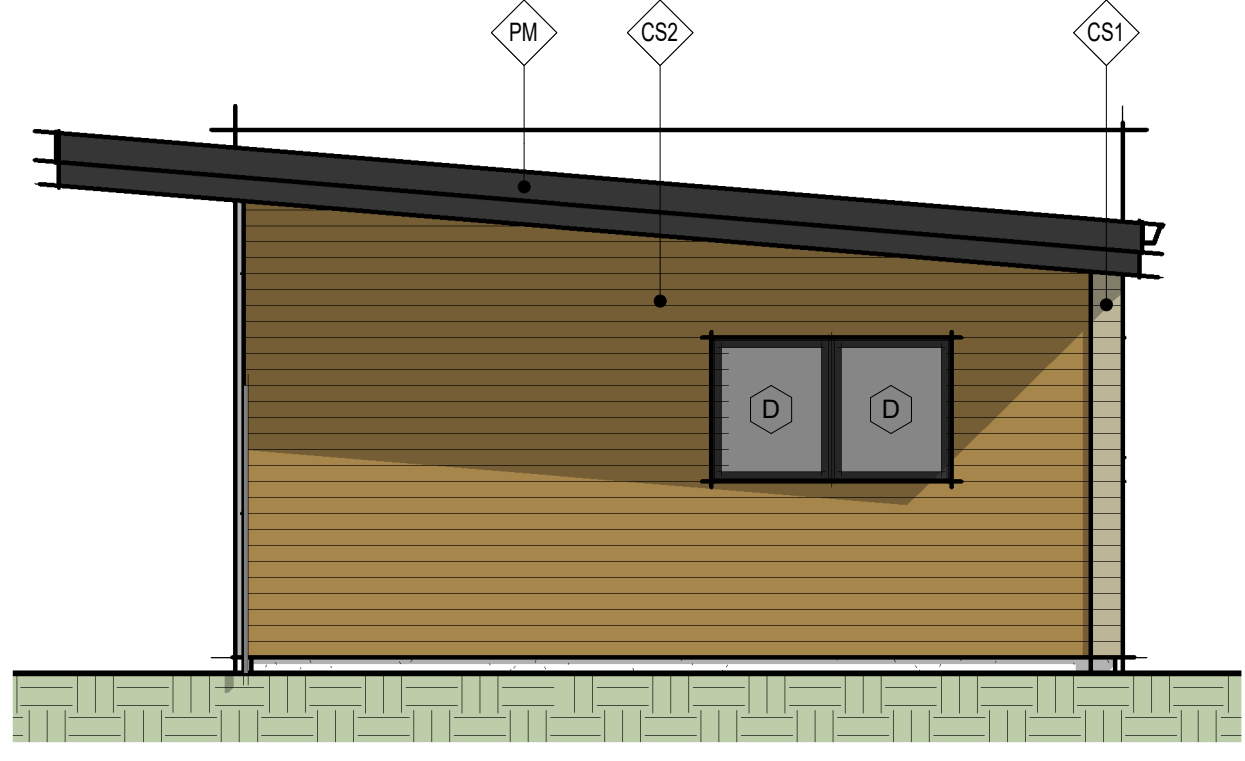
**ADU EAST (ALLEY) ELEVATION** B3  
1/4" = 1'-0" AE201



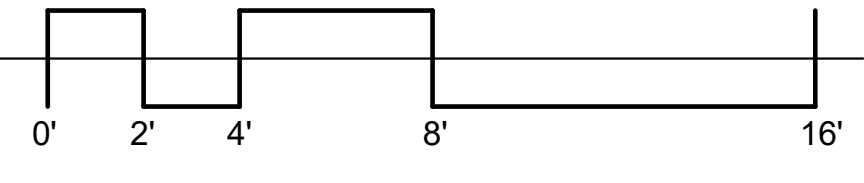
**ADU NORTH (SIDE) ELEVATION** B4  
1/4" = 1'-0" AE201



**ADU WEST (YARD) ELEVATION** A3  
1/4" = 1'-0" AE201



**ADU SOUTH (PARKING) ELEVATION** A4  
1/4" = 1'-0" AE201



**GENERAL NOTES:**

Blank area for general notes.

**MATERIAL LEGEND:**

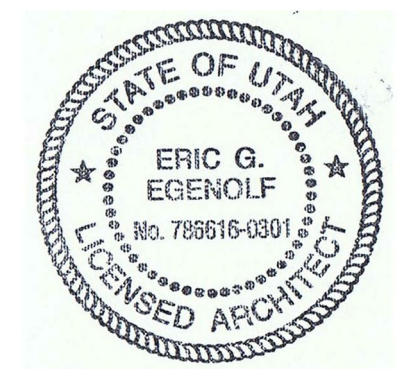
- CS1 COMPOSITE SIDING
- CS2 COMPOSITE SIDING-WOOD TEXTURE/COLOR
- MR ROOF MEMBRANE
- PM PRE-FINISHED METAL TRIM/GUTTER
- SC CAST-IN-PLACE SEALED CONCRETE

**KEYED NOTES:**

Blank area for keyed notes.

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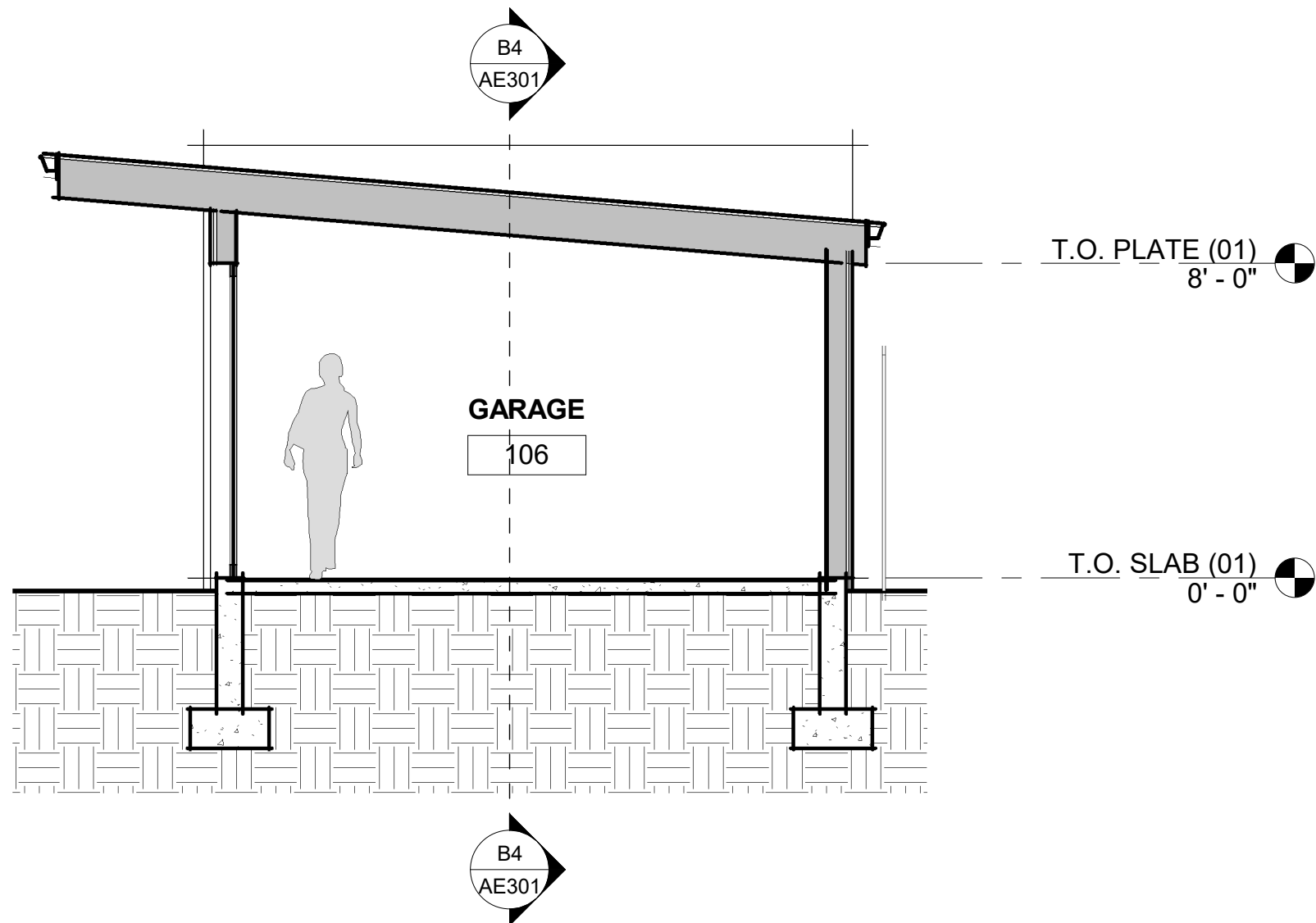
**LAKE STREET DETACHED ACCESSORY DWELLING UNIT EXTERIOR ELEVATIONS**

Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

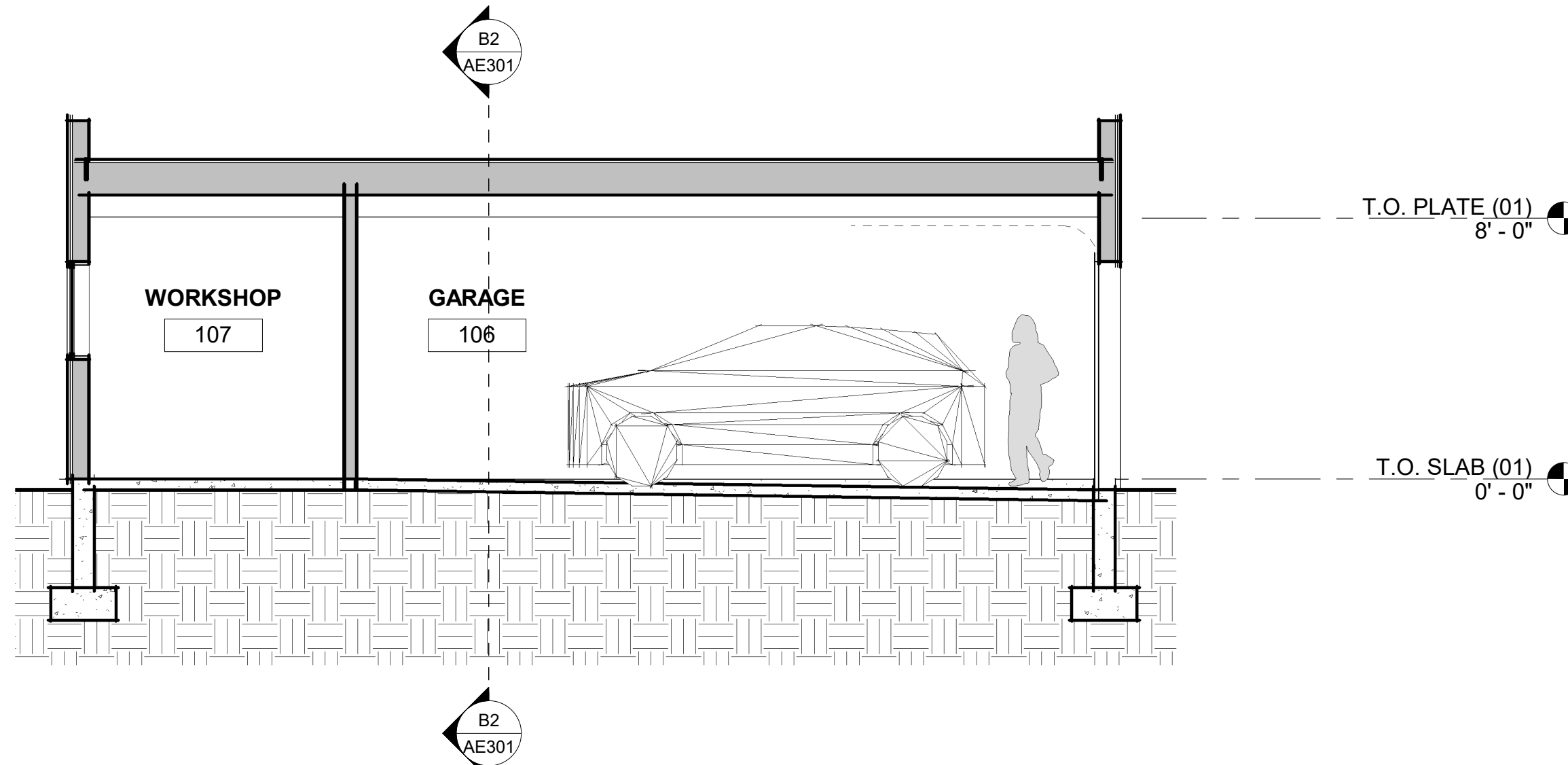
**AE201**

Scale 1/4" = 1'-0"

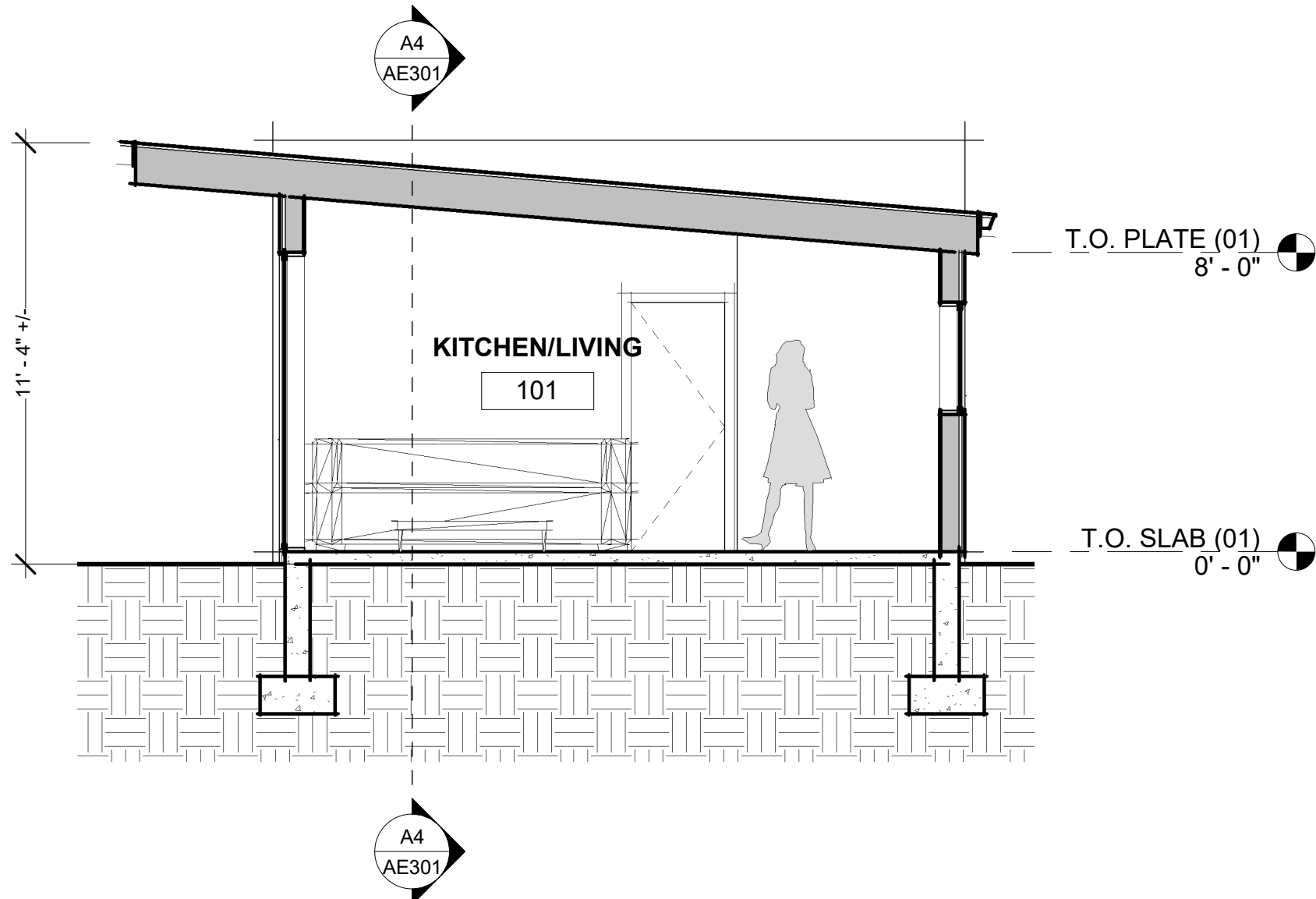
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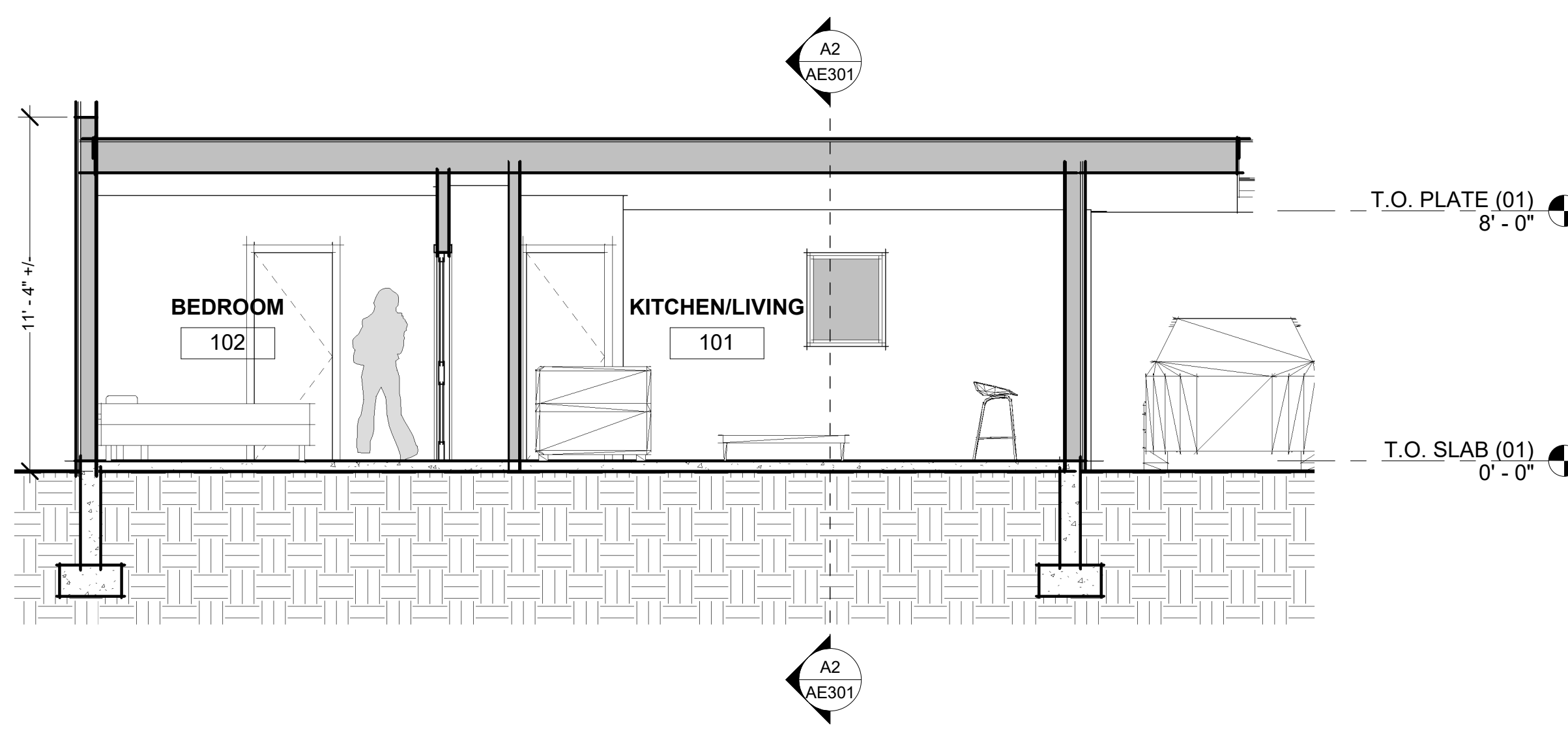
FUTURE GARAGE SECTION  $\frac{1}{4}'' = 1'-0''$  B2/AE301



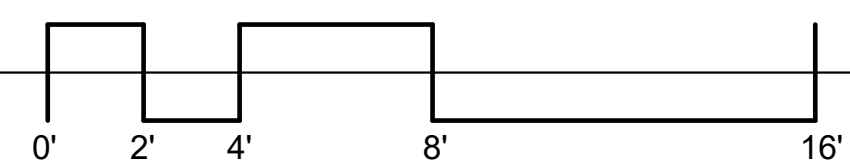
FUTURE GARAGE SECTION  $\frac{1}{4}'' = 1'-0''$  B4/AE301



ADU SECTION  $\frac{1}{4}'' = 1'-0''$  A2/AE301



ADU SECTION  $\frac{1}{4}'' = 1'-0''$  A4/AE301



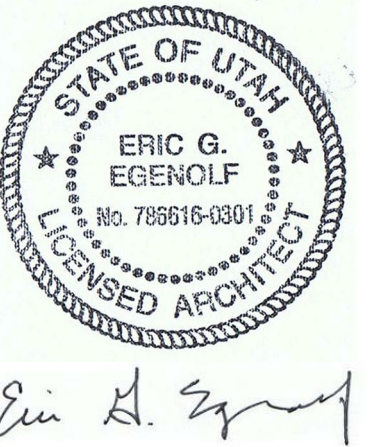
GENERAL NOTES:

MATERIAL LEGEND:

KEYED NOTES:

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No.	Description	Date

LAKE STREET DETACHED  
ACCESSORY DWELLING UNIT  
BUILDING SECTIONS

Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

**AE301**

Scale  $\frac{1}{4}'' = 1'-0''$

# conditional use application

## lake street detached accessory dwelling unit

December 09, 2022

process studio pllc  
3055 s. grace street  
salt lake city, utah 84109  
p . 8 0 1 . 9 0 6 . 0 8 6 6  
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**Project Location:** 1163 S. Lake Street, Salt Lake City UT 84105

### A narrative that describes the general operations of the proposed use, including answers to the following questions:

1. What are the anticipated hours of operation?

**Response: Normal Residential Dwelling Use**

2. What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.

**Response: Not Applicable/Residential Dwelling Unit**

3. Is there any anticipated outdoor activity associated with the use?

**Response: Normal Residential Use of Yard**

4. Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.

**Response: The City's Zoning Code requires 1 additional off-street parking stall for the ADU. Or the ADU parking stall can be on the street if legal on-street parking is available, which it is on Lake Street.**

5. How will the waste generated by the use be stored and handled on site? How will it be removed from the site?

**Response: Normal Residential Use/City Waste Collection**

6. What is the anticipated amount of water consumption of the proposed use?

**Response: Normal Residential Use of a 1-Bedroom Apartment**

7. What is the anticipated level of emissions generated by the proposed use?

**Response: Normal Emissions for a 1-Bedroom Apartment**

8. Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?

**Response: No**

9. What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?

**Response: The site is approximately flat. Minimal grading will be required for positive drainage away from the new structure. No known pollutants or contaminants are in the soil.**

10. Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?

**Response: No**

11. Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation?

**Response: No. For a project of this scope, utilities will largely be managed design-build with the Contractor and City Services. Blue Stakes will be called to mark all existing underground lines on the property prior to construction.**

12. Have utility providers been made aware of the proposed use and is there any information about utility needs?

**Response: No**

### An analysis of how the proposal might affect adjacent uses, including answers to the following questions:

1. What are the land uses adjacent to the property (abutting and across-the-street properties)?

**Response: The property is zoned R-1-5000. The adjacent properties are all R-1-5000.**

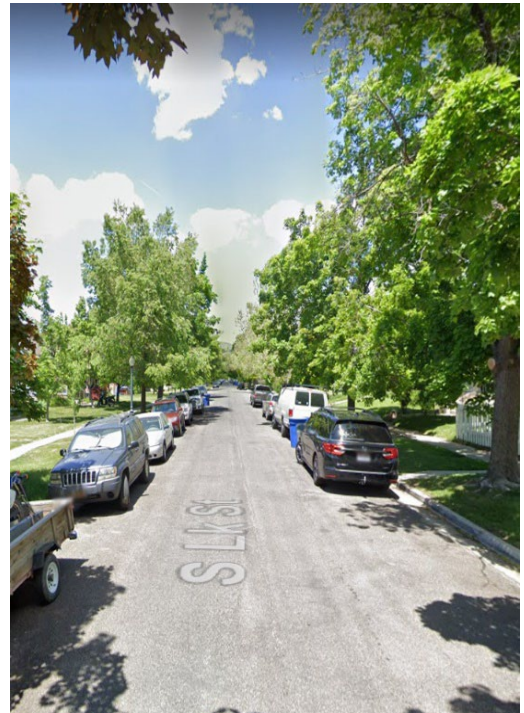
2. Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?

**Response: Lighting design has not been completed for the project. If this is a requirement for single family residential exterior lighting, it can be accommodated.**

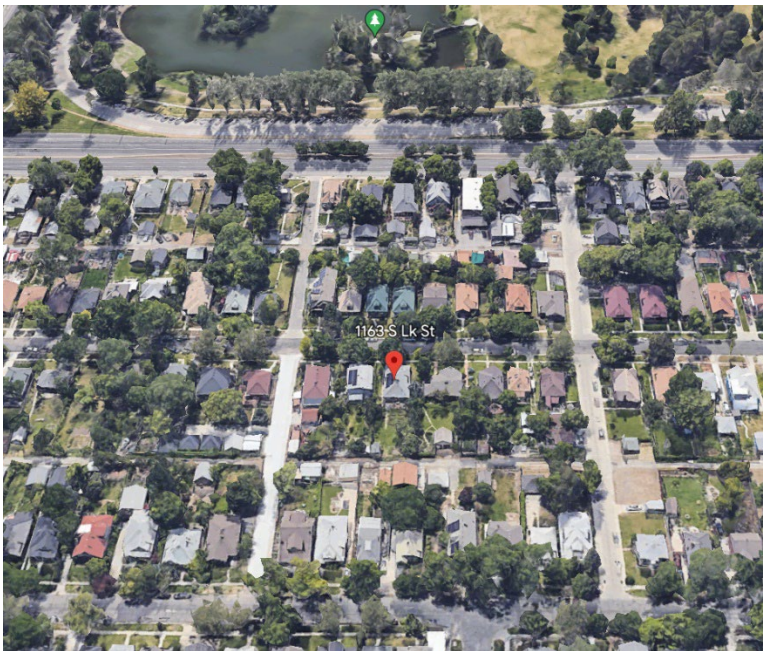
# ATTACHMENT C: Property and Vicinity Photos



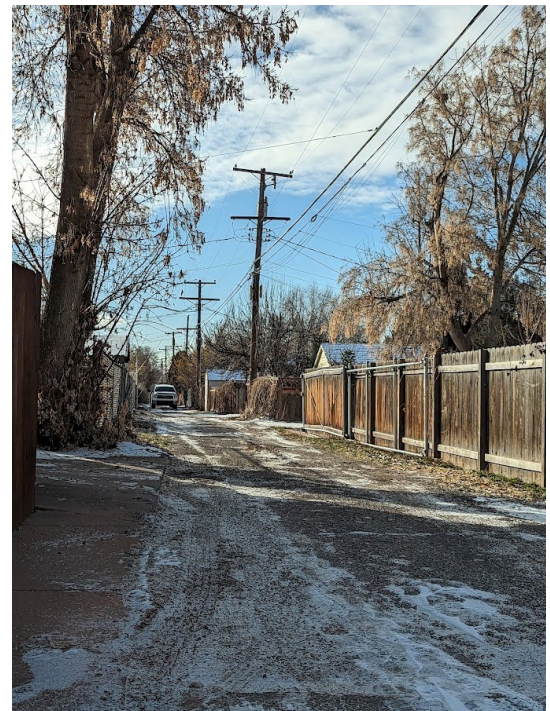
**Subject Property**



**View of Lake Street**



**Aerial view of the property the house is surrounded by residential homes.**



**Alley Access**



# ATTACHMENT D: Zoning Standards

## 21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

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

Standard	Requirement	Proposed	Finding
<b>Minimum Lot Area</b>	5000 square feet	7339.86 sf	<b>Complies</b>
<b>Minimum Lot Width</b>	50 feet	No change to the lot width	<b>Complies</b>
<b>Maximum Building Height</b>	17 feet	11 feet 4 inches	<b>Complies</b>
<b>Minimum Yard Requirements</b>	Side Yard: 4 feet Rear Yard: 4 feet Distance from residences: 10 feet	4 feet from the rear and side property lines. Nearest residence is 70 feet away.	<b>Complies</b>
<b>Maximum Building Coverage</b>	40% of total lot size	34%	<b>Complies</b>

## 21A.40.200 – ACCESSORY DWELLING UNITS:

Standard	Requirement	Proposed	Finding
<b>Size:</b>	ADU footprint shall not exceed 650 square feet or 50% of the footprint of the primary dwelling, whichever is less.	Proposed size is 576 square feet.	<b>Complies</b>
<b>Location:</b>	Accessory dwelling units must be located between the rear wall of a single-family dwelling and the rear property line and be subject to the following setback requirements: 10 feet (10') from the single-family dwelling, any single-family dwelling on an adjacent property, and side and rear yard setbacks.	Located in Rear Yard	<b>Complies</b>
<b>Setbacks:</b>	New Accessory Buildings: Shall be located a minimum of four feet (4') from any side or rear lot line	4 feet	<b>Complies</b>
<b>Building Height:</b>	Height is limited to the height of the single-family dwelling on the property or seventeen feet (17') in height, whichever is less	11 feet 4 inches	<b>Complies</b>
<b>Entrance Locations</b>	The entrance must face an alley, public street, or the rear facade of the single-family dwelling on the same property.	Facing Principal Building Rear Façade	<b>Complies</b>
<b>Requirements for Windows:</b>	1) Windows facing the side or rear property lines within 10' of the	Windows are set back 10 feet from	<b>Complies</b>

	<p>property lines must use clerestories, skylights, or obscured glazing.</p> <p>2) Windows shall be of a similar dimension as those used on the primary dwelling.</p>	<p>the property line, are facing the alley and primary dwelling.</p>	
<b>Balconies or Decks:</b>	<p>(1) Shall not exceed eighty (80) square feet in size when located above the ground level of the building;</p> <p>(2) Shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley;</p> <p>(3) Rooftop decks are prohibited.</p>	<p>The applicant is not proposing any above ground decks or balconies are proposed. This is a one-story structure.</p>	<b>Complies</b>
<b>Parking</b>	<p>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.</p>	<p>A parking space is provided adjacent to the alley. Legal on street parking is also available on Lake Street.</p>	<b>Complies</b>

# 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 use complies with all applicable provisions of the zoning ordinance. The proposed ADU use is in the R-1/5,000 zoning district, which allows for an ADU to be approved through the conditional use process.
<b>Condition(s):</b> 1. NA
<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> There is no known evidence that the use creates reasonably anticipated impacts that would result in the use not being compatible with the surrounding uses. The proposed ADU use is a small residential unit that should be readily compatible with surrounding uses, which are all single-family homes. The proposed ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the principal dwelling on the property.
<b>Condition(s):</b> (refer to detrimental impacts table)
<b>Standard 3:</b> The use is consistent with applicable adopted city planning policies, documents, and master plans; and
<b>Finding: Complies</b>
<b>Discussion:</b> The proposed ADU is consistent is Plan Salt Lake, The Growing SLC Housing Plan and meets goal and polices in the Central Community Master Plan such as to provide housing opportunities for a range of family and income types; and provide opportunities for smarter and more creative development practices to better serve the community.
<b>Condition(s):</b> NA

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

**Finding: Complies**

**Discussion:** No conditions are being proposed for the ADU. There are no determinantal impacts expected and is discussed further below.

**Condition(s):** NA

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

**1. This title specifically authorizes the use where it is located;**

**Finding: No Detrimental Impact**

**Discussion:** Accessory dwelling units are included in the residential land use table as a conditional use.

**Condition(s):** NA

**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:** The proposed ADU is consistent with Plan Salt Lake, The Growing SLC Housing Plan and meets goal and policies in the Central Community Master Plan such as to provide housing opportunities for a range of family and income types; and provide opportunities for smarter and more creative development practices to better serve the community.

**Condition(s):** NA

**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:** The ADU also meets the requirements of the zoning code including the accessory dwelling unit standards. The intensity, size, and scale of the use complies with the applicable setbacks, building height, lot coverage, and other development standards. This is a one story ADU replacing an existing shed, in the rear yard of an established lot with alley access.

**Condition(s):** NA

**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 ADU is similar to that of other accessory buildings in the neighborhood, and it is one story. The architectural detail will be complimentary to the existing home and the future garage. The nearest primary residence is approximately 70 feet away.

**Condition(s):** NA

**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 alley access continues to be the same. As a result, there is no new impact. No changes to the existing driveway are proposed at this time. The ADU will have a designated paved parking space. The lot is flat, and no changes to the topography are proposed. Any impediment to traffic will be temporary during construction.

**Condition(s):** NA

**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:** A circulation plan is not necessary when submitting a conditional use application for a detached ADU. The pedestrian flow will be on Lake Street. The ADU will be accessible from the alley and from back of the primary residence.

**Condition(s):** NA

**7. The site is designed to enable access and circulation for pedestrian and bicycles;**

**Finding: No Detrimental Impact**

**Discussion:** The site complies with standards related to providing access and movement for pedestrians and bicyclists. There is no proposed impact.

**Condition(s):**

**8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;**

**Finding: No Detrimental Impact**

**Discussion:** The addition of the ADU does not impact servicing any adjacent home or the primary residence.

**Condition(s):** NA

<p><b>9. The location and design of off-street parking complies with applicable standards of this code;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> The parking space provided fulfills the need for off-street parking.</p>
<p><b>Condition(s):</b> NA</p>
<p><b>10. Utility capacity is sufficient to support the use at normal service levels;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> The installation of public utilities will occur at the time of the building permit. Public Utilities has provided directions to the applicant, and the ADU can be serviced.</p>
<p><b>Condition(s):</b> NA</p>
<p><b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> The use meets the setback requirement of ten feet from the adjacent properties.</p>
<p><b>Condition(s):</b> NA</p>
<p><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></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way. Urban Forestry provided comments to protect the trees on Lake Street.</p>
<p><b>Condition(s):</b> NA</p>
<p><b>13. The hours of operation and delivery of the use are compatible with surrounding uses;</b></p>
<p><b>Finding: No Detrimental Impact</b></p>
<p><b>Discussion:</b> This is a single-family home. Operating hours is not applicable.</p>

<b>Condition(s):</b> NA
<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> A lighting plan is not necessary for this use.
<b>Condition(s):</b> NA
<b>15. The proposed use does not undermine preservation of historic resources and structures.</b>
<b>Finding: No Detrimental Impact</b>
<b>Discussion:</b> There are no historic sites or features on property
<b>Condition(s):</b> NA

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:

- January 19, 2023– The East Liberty Park Community Council was sent the 45-day required notice for recognized community organizations. The council invite staff and the applicant to the February meeting. No public comments were received.
- January 19, 2023- Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- January 19, 2023– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- March \*, 2023
  - Public hearing notice sign posted on the property.
- March \*, 2023
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.

## Public Input:

Discuss if the input receives relates to the standards of approval. If input warrants more discussion or identifies an issue that should be addressed to comply with a standard, discuss it as a consideration.



# ATTACHMENT G: Department Review Comments

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

## **Engineering:**

Not required for Conditional Use. No comments

## **Zoning:**

The project meets all zoning requirements.

## **Fire:**

Applicant has indicated the ADU will have fire sprinklers installed due to lack of fire department access (150-foot rule). Fire sprinklers will need to have an approved alternate means and methods application to record the sprinklers. All Public Utilities requirements for fire lines shall be met.

\*Fire hydrant shall be located within 600-feet of all structures on the parcel. Measurements are following drive route and in straight lines and right angles.

## **Urban Forestry:**

The trees on the Lake St Park strip need to be protected as per our Tree Protection and Preservation Policy with Tree Protection Zone (TPZ) fencing erected as described in the attached document for the duration of all demolition and construction activity. Plans should depict the trees with TPZ fencing surrounding them as required by the policy.

## **Sustainability:**

See above.

## **Police:**

None

## **Public Utilities:**

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. Applicant emailed specific comments.