



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Katilynn Harris, Principal Planner, katilynn.harris@slcgov.com, 801-535-6179
Date: April 12, 2023
Re: PLNPCM2022-00569, Accessory Dwelling Unit at 926 S 800 E

Conditional Use

PROPERTY ADDRESS: 926 S 800 E
PARCEL ID: 16-08-156-022-0000
MASTER PLAN: Central Community
ZONING DISTRICT: R-1/5,000 Single-Family Residential

REQUEST:

Timothy Vreeland, the property owner, is requesting conditional use approval for a 633-square-foot accessory dwelling unit (ADU) in conjunction with the construction of a new single-family dwelling. The existing house will be torn down as part of this project. The proposed ADU will be located in the second story of a detached garage in the rear yard accessed from the adjacent alley.

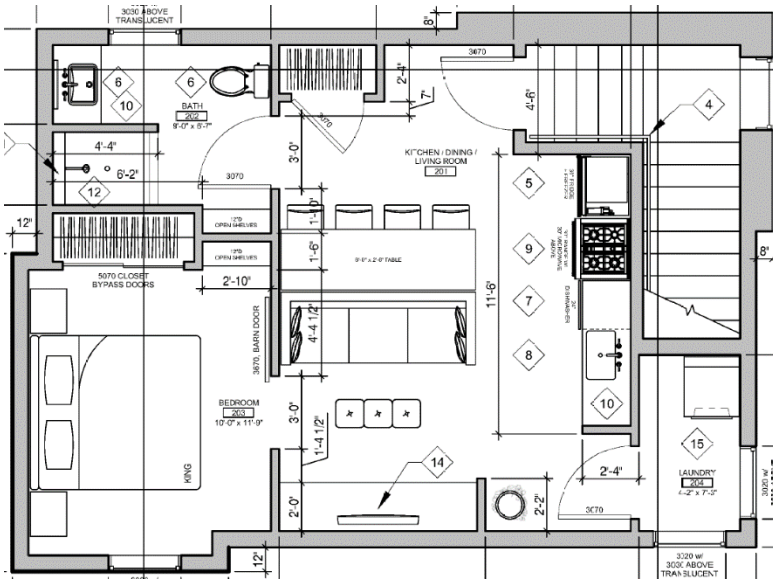
RECOMMENDATION:

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

ATTACHMENTS:

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

PROJECT DESCRIPTION



Floor plan of the proposed detached accessory dwelling unit.

Quick Facts

Height: 20'

ADU Size: 633-square-feet, 48% of SFD

Parking: The property is within ¼ mile of a transit stop therefore an off-street parking space is not required.

Setbacks: all comply

Side, north: 5'-7"

Side, south: 6'-7"

Rear, west: 9'

Lot Coverage: complies with 40% max

ADU: 13%

SFD: 25%

This is a petition for Conditional Use approval to construct a detached accessory dwelling unit (ADU) in the rear yard of the property located at 926 S 800 E. It is proposed to be constructed in conjunction with a new single-family dwelling on the property. The ADU will be on the second level of a detached garage. Both the garage and ADU will be accessed via the public alley.

Size, Coverage, and Height

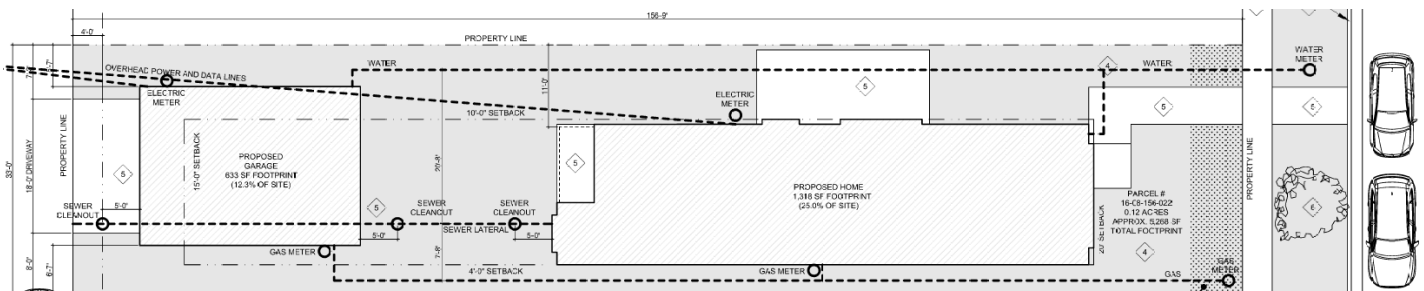
The proposed ADU will have a gross floor area of 633 square feet—approximately 48% of the principal structure—with a one-bedroom layout. The proposed structure will be flat-roofed and 20 feet tall.

Building Entrance and Access

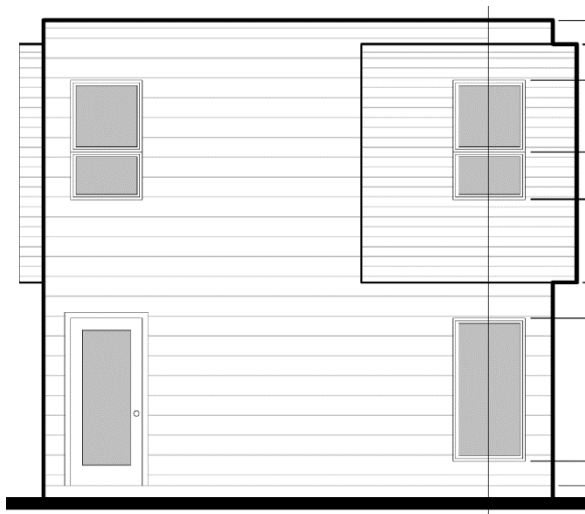
The ADU entrance will face the rear façade of the proposed single-family dwelling and will be accessed via the adjacent public alley. The property is located approximately 300' from a bus stop on 900 S therefore an off-street parking space is not required. Additionally, there is adequate space to park a car on-street directly adjacent to the property.

Windows

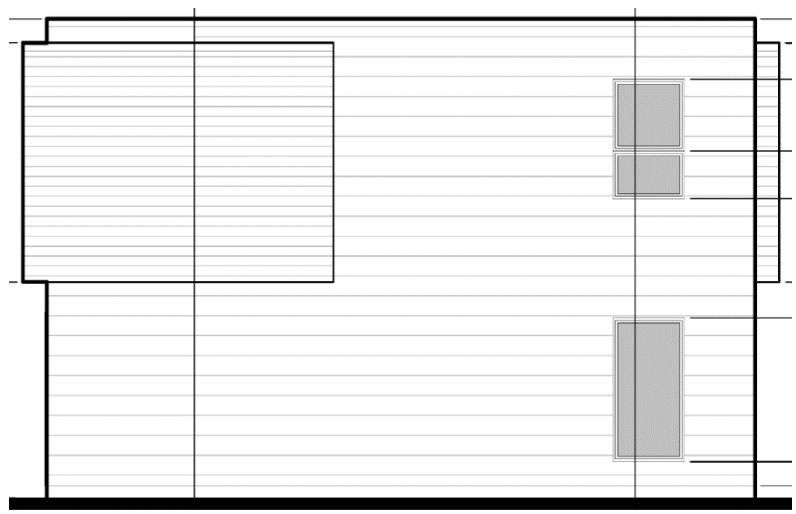
The applicant has proposed windows on the façades facing the single-family dwelling and the two side property lines. The windows facing the adjacent properties will use obscured glazing.



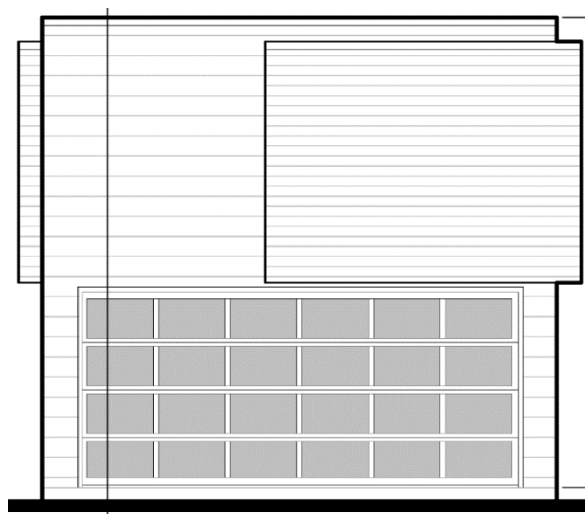
Site plan of 926 S 800 E.



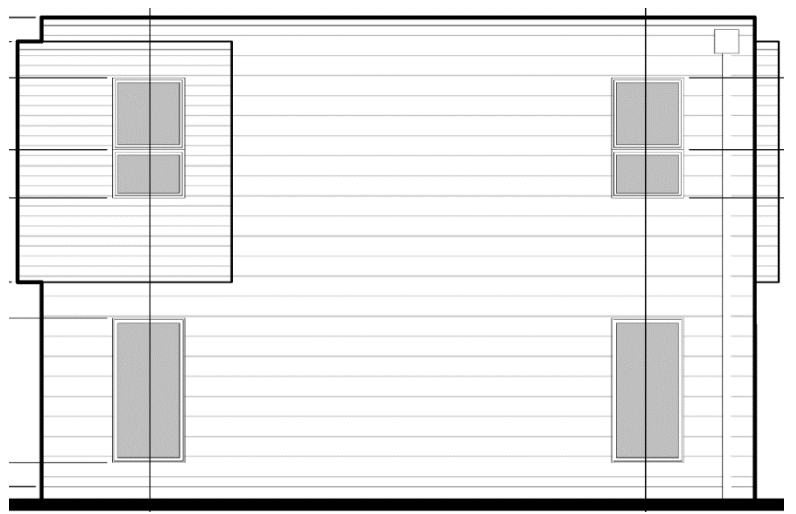
East elevation of ADU



North elevation of ADU



West elevation of ADU



South elevation of ADU

APPROVAL PROCESS AND COMMISSION AUTHORITY

The property is located in the R-1/5,000 zoning district, which is a single-family zoning district. A Conditional Use process is required for any detached ADU located in a single-family zone. Conditional uses are permitted uses which may have conditions applied to them if there are any anticipated negative impacts and are approved or denied by the Planning Commission.

Staff has reviewed this application alongside the Detrimental Effects Determination section of the ordinance (21A.54.080B, see [Attachment E](#)) and does not anticipate any adverse effects of the establishment of this ADU. The most commonly anticipated negative effects of ADUs are already addressed in the City's ordinances, where standards such as parking accommodation, privacy/window locations, and compatible design, mitigate these concerns. For complete analysis and findings in relation to zoning standards for accessory dwelling units and the Conditional Use standards, please refer to [Attachment D](#) and [Attachment E](#).

Per 21A.54.080C, the planning commission may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, architecture, construction, landscaping, access, 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.

STAFF 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.

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 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 reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions. If the petition is denied, the applicant would not be able to establish the new detached ADU on their property.

ATTACHMENT A: Vicinity Map



 Subject property

ATTACHMENT B: Plan Set

FRONT YARD AVERAGE SETBACKS

912/914 SOUTH 800 EAST	12'-4"
922 SOUTH 800 EAST	16'-0"
930 SOUTH 800 EAST	22'-8"
934 SOUTH 800 EAST	23'-0"
938/942 SOUTH 800 EAST	16'-6"
948 SOUTH 800 EAST	18'-7"
960/962 SOUTH 800 EAST	26'-7"
966 SOUTH 800 EAST	23'-0"

AVERAGE FRONT SETBACK 20'-0"

AREA CALCULATIONS

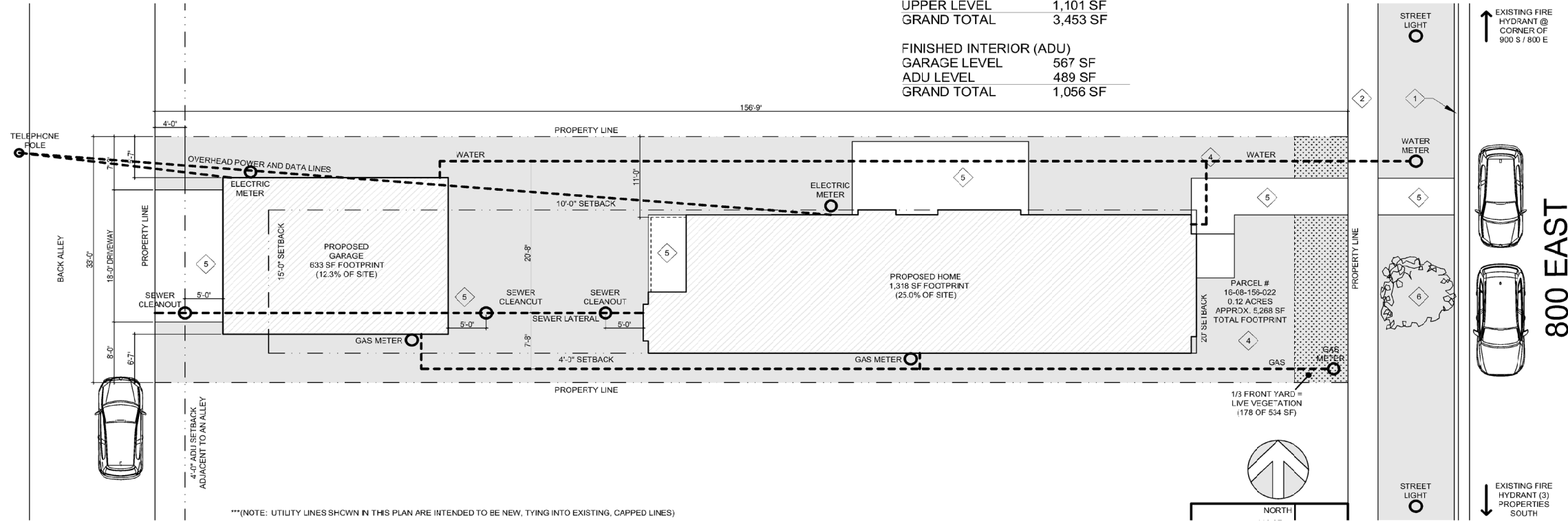
SITE AREA	0.12 ACRE / 5,172.75 SF
HOUSE FOOTPRINT	1,318 SF (25.48% OF SITE)
GARAGE FOOTPRINT	633 SF (12.24% OF SITE)
GRAND TOTAL	1,951 SF (37.72% OF SITE)
FINISHED INTERIOR (HOME)	
BASEMENT LEVEL	1,176 SF
MAIN LEVEL	1,176 SF
UPPER LEVEL	1,101 SF
GRAND TOTAL	3,453 SF
FINISHED INTERIOR (ADU)	
GARAGE LEVEL	567 SF
ADU LEVEL	489 SF
GRAND TOTAL	1,056 SF

SITE PLAN KEYNOTES

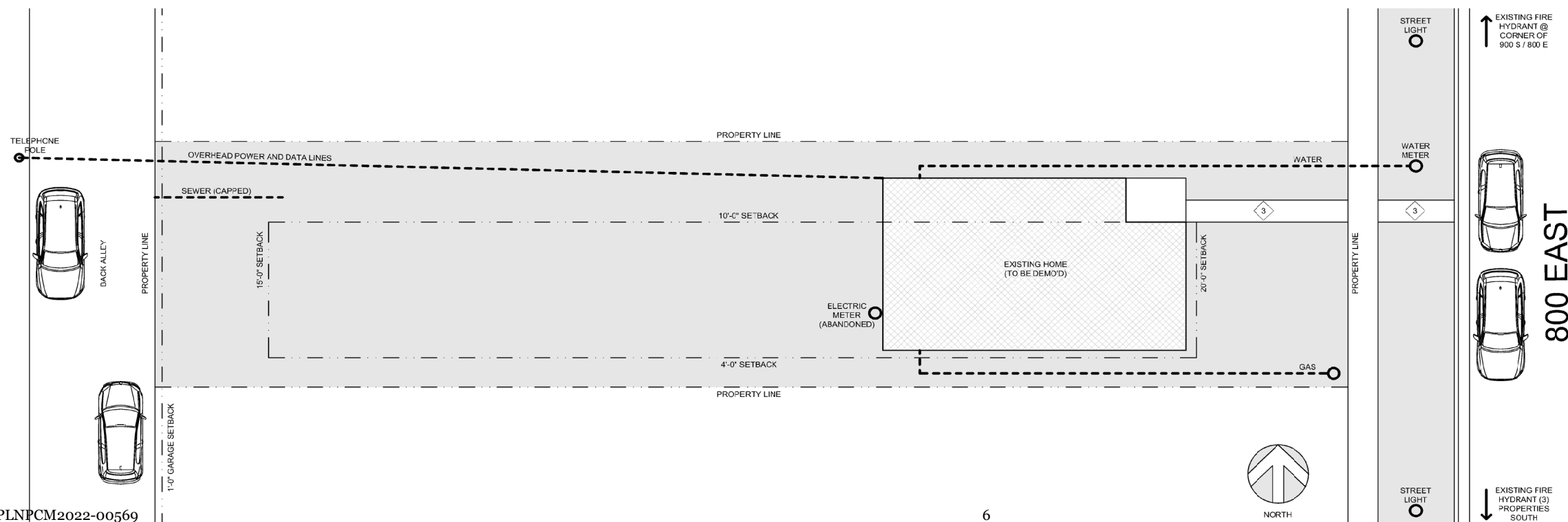
- EXISTING CURB + GUTTER
- EXISTING SIDEWALK
- EXISTING HARDSCAPE
- LANDSCAPING
- NEW HARDSCAPE, TBD BY OWNER
- SUGAR MAPLE @ PARK STRIP

SITE PLAN GENERAL NOTES

- ALL UTILITY LINES SHOWN ARE REPRESENTATIVE OF DESIRED LOCATIONS. FINDING THE TRUE LOCATIONS OF EXISTING SUPPLY LINES REMAINS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR, AND ARE TO BE VERIFIED ON SITE BY THEM PRIOR TO INSTALLATION OF ALL NEW UTILITY LINES.
- ALL UTILITY TRENCHING MUST ABIDE BY SLCPU STANDARD PRACTICE #1
- IF NEW SEWER LATERAL IS RUN BENEATH ANY BUILDING IT IS TO BE CASED, WITH CLEANOUTS ON EITHER SIDE OF THE BUILDING ENABLING REPAIR OR REPLACEMENT WITHOUT DISTURBING THE BUILDING STRUCTURE ITSELF
- A MINIMUM OF (1) EXTERIOR CLEANOUT IS REQ'D ON THE SEWER LATERAL WITHIN 5'-0" OF EACH BUILDING. ADDITIONAL CLEANOUTS ARE REQ'D AT EACH BEND AND AT LEAST (1) EVERY 50'-0" (FOR 4" LINES) OR 100'-0" (FOR 6" LINES)
- WATER AND SEWER LINES MUST MAINTAIN A CONTINUOUS HORIZONTAL SEPARATION OF 10'-0" MIN. AND VERTICAL SEPARATION OF 18" MIN.
- SEWER LINES MUST MAINTAIN A CONTINUOUS HORIZONTAL SEPARATION OF 5'-0" MIN. AND VERTICAL SEPARATION OF 12" MIN. FROM ANY NON-WATER UTILITY LINES
- WATER LINES MUST MAINTAIN A CONTINUOUS HORIZONTAL SEPARATION OF 3'-0" MIN. AND VERTICAL SEPARATION OF 12" MIN. FROM ANY NON-SEWER UTILITY LINES
- ALL WATER SUPPLY LINES INSTALLED MUST BE DRINKING WATER APPROVED
- FRONT YARD SHALL BE MAINTAINED AS A LANDSCAPED YARD WITH A MINIMUM OF 1/3 LIVE VEGETATION (SEE HATCHED REGION AND AREA CALCULATION ON PROPOSED SITE PLAN)
- A MIN. 3'-0" OF TYPE K COPPER IS TO BE INSTALLED FROM WATER METER TO SUPPLY WATER TO THE PROPOSED BUILDINGS. MORE THAN 3'-0" IS REQUIRED IF THE MIN. 3'-0" LENGTH ENDS UNDER A SIDEWALK. A CHANGE IN WATER SUPPLY PIPE SHOULD OCCUR IN SOFT GROUND.



2 Proposed Site Plan
Scale: 1/4" = 1'-0"



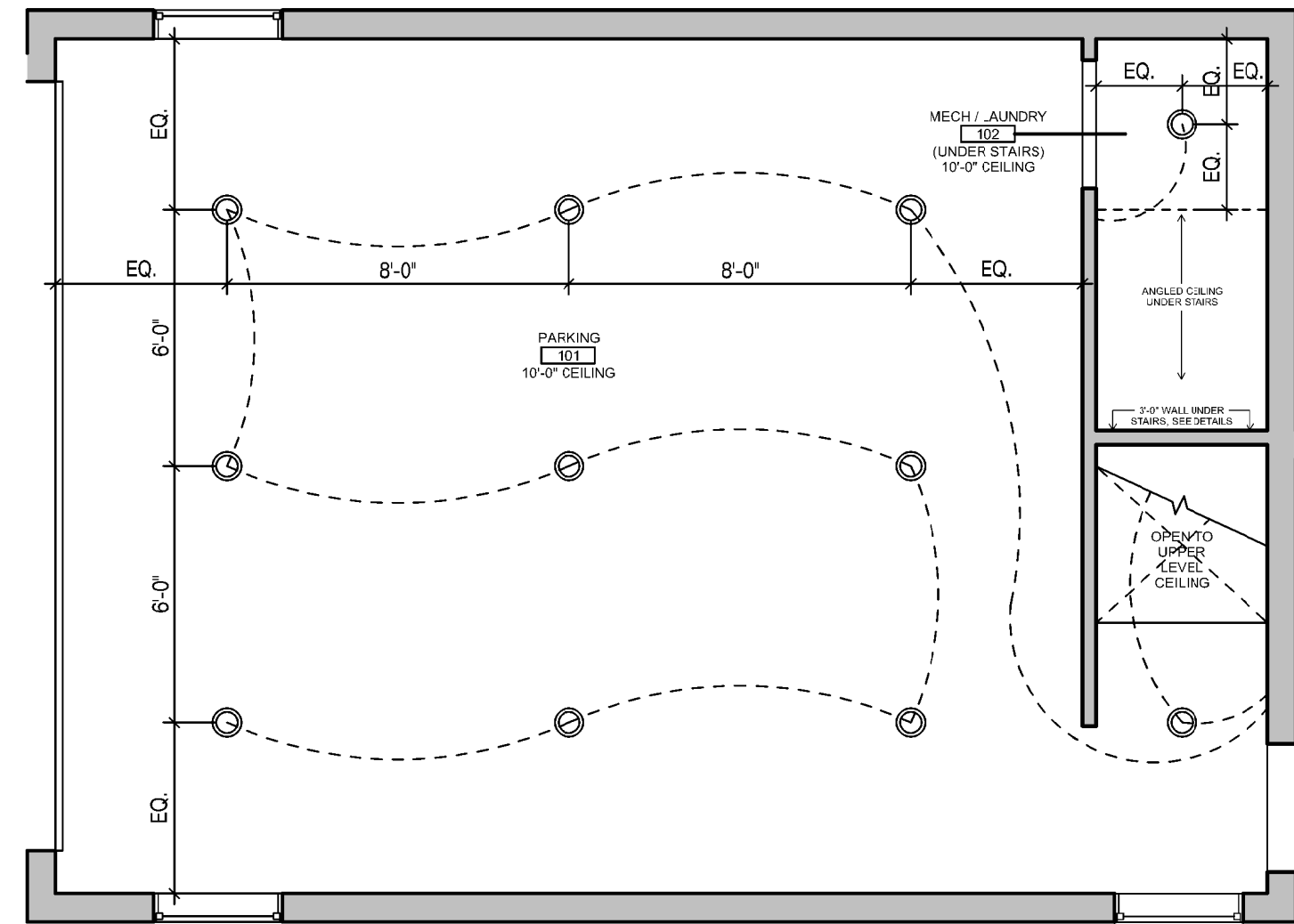
1 Existing Site Plan
Scale: 1/4" = 1'-0"

SCOTT MOSES DESIGN
801.529.7925 // KAYSVILLE, UTAH

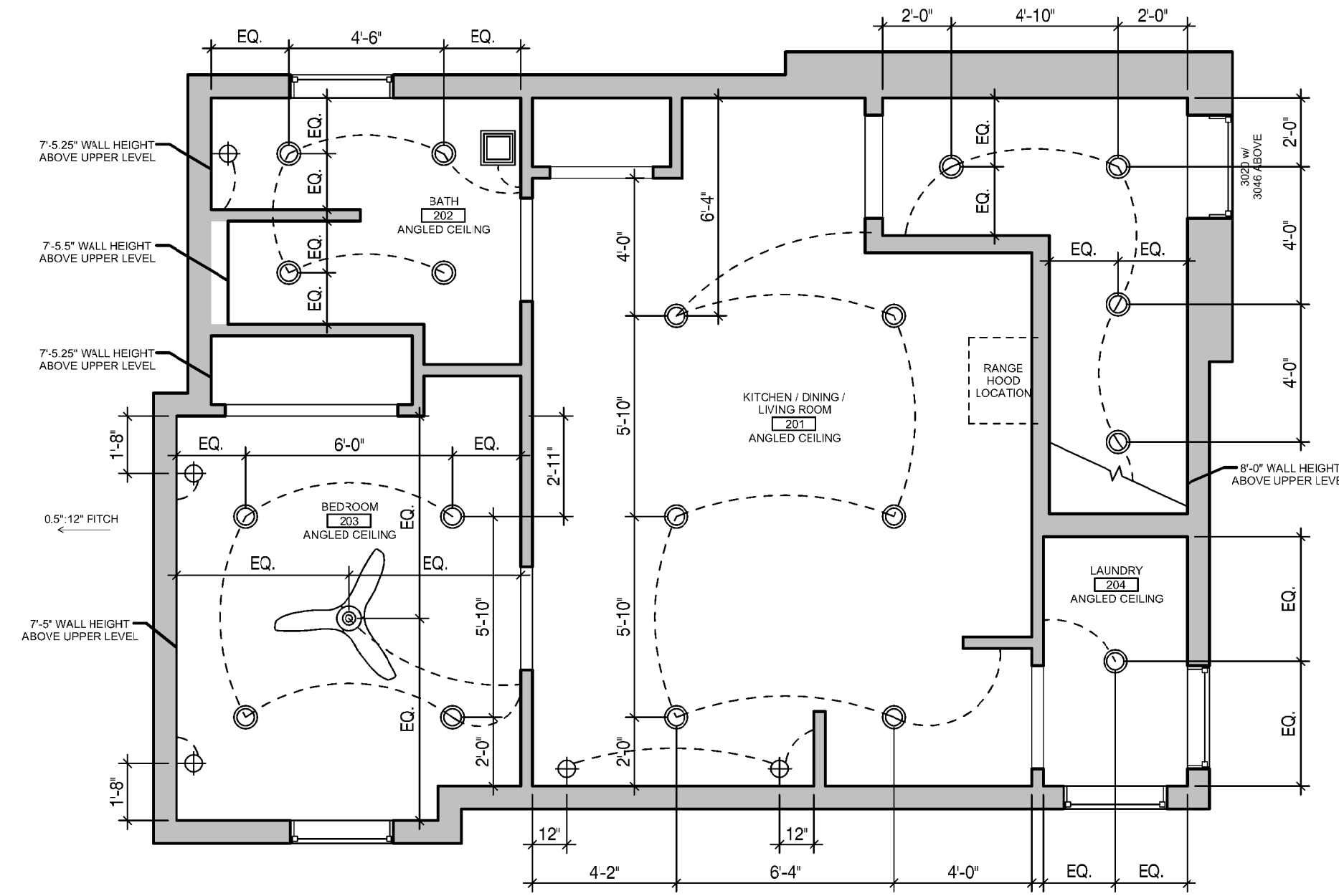
926 SOUTH 800 EAST, SALT LAKE CITY 84105
926

No.	ISSUED	DESCRIPTION
1	11.21.2022	Design Development
2	12.05.2022	Permit Set
3	01.24.2023	Revised Permit Set
4	03.17.2023	Revised Permit Set

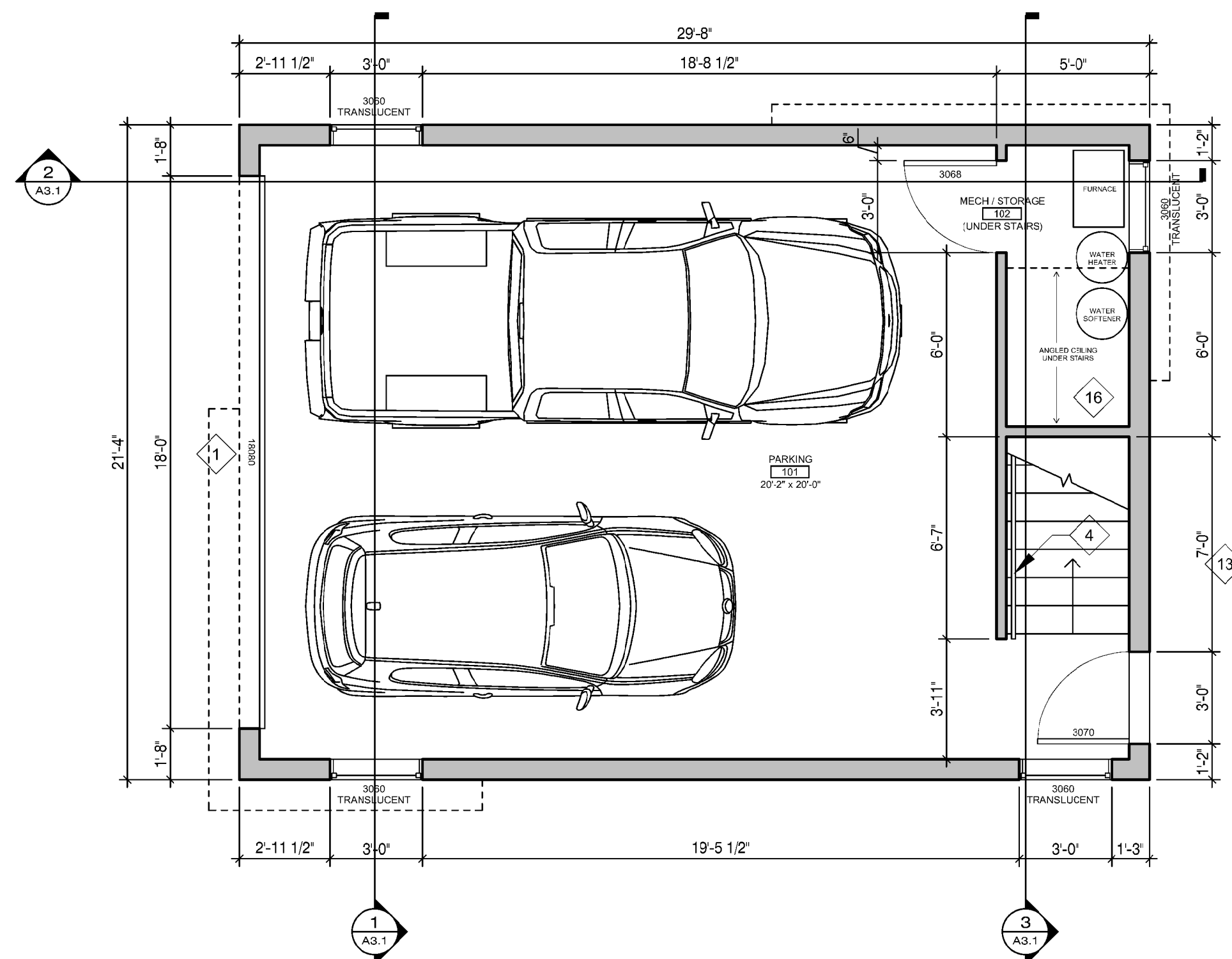
AS1.0
SITE PLANS
April 12, 2023



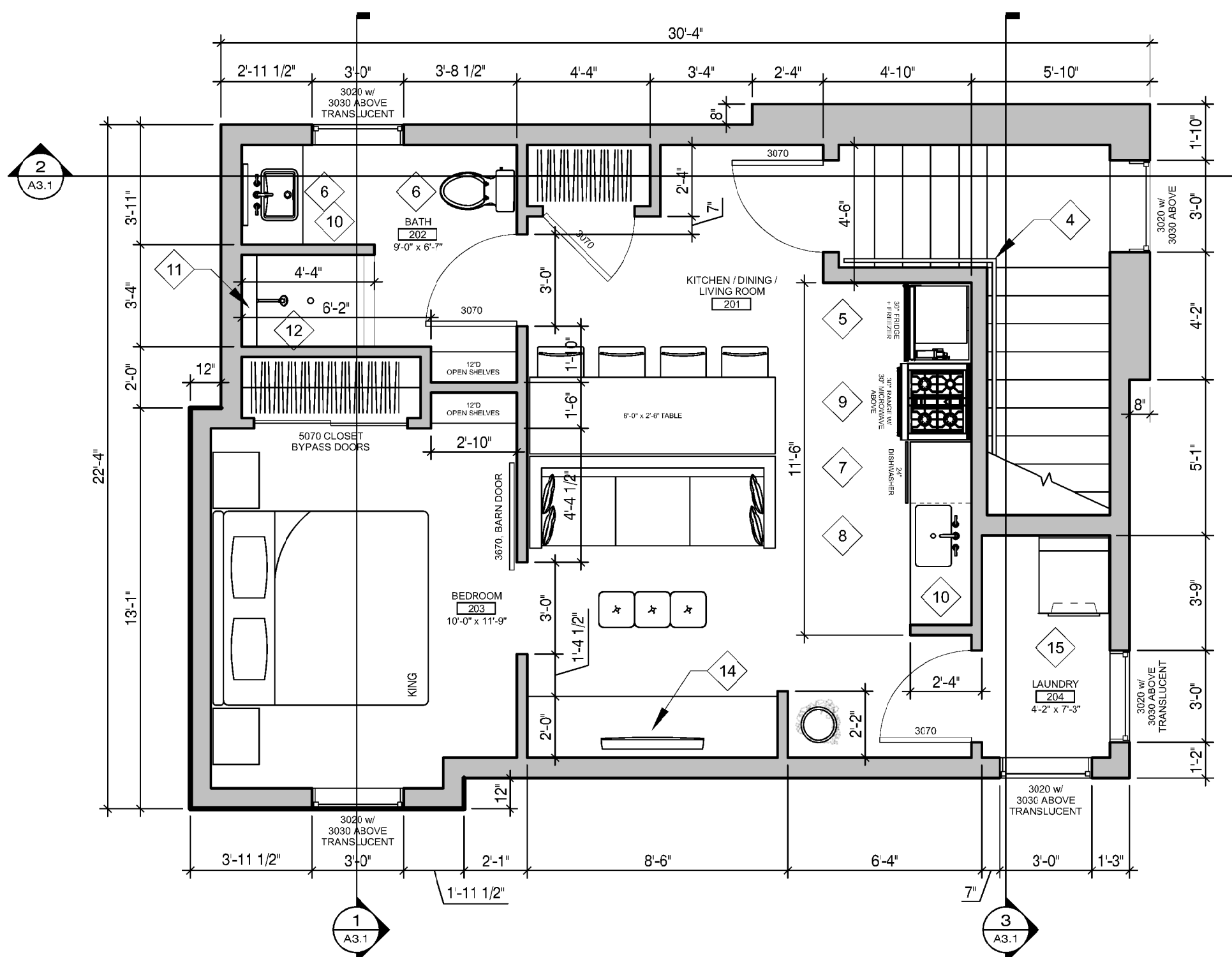
3 Garage Main Level Reflected Ceiling Plan Scale: 1/4" = 1'-0"



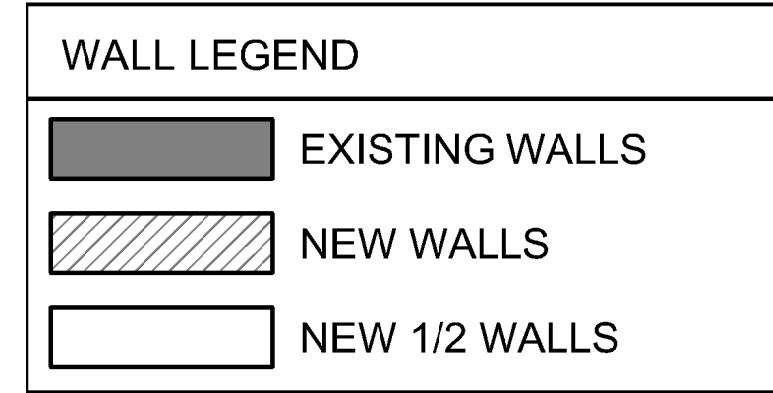
4 Garage Upper Level Reflected Ceiling Plan Scale: 1/4" = 1'-0"



1 Garage Main Level Dimension Plan Scale: 1/4" = 1'-0"



2 Garage Upper Level Dimension Plan Scale: 1/4" = 1'-0"



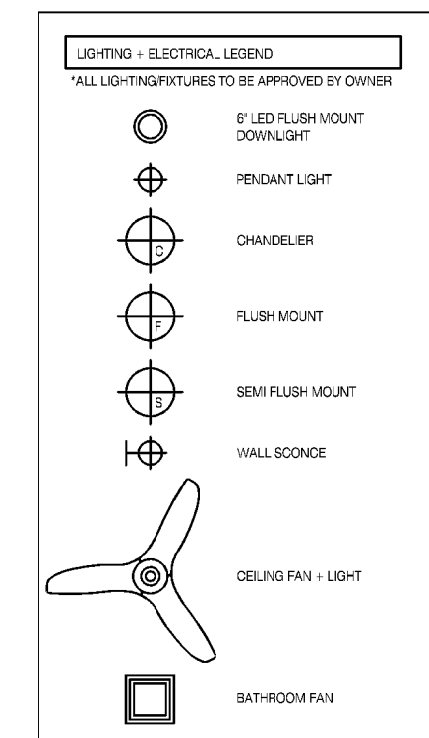
FLOOR PLAN KEYNOTES

- OVERHEAD GARAGE DOOR (TBD BY CLIENT)
- OUTDOOR DECK, PROVIDE ROLL ON OR SPRAY APPLIED WATERPROOFING OVER ENTIRE DECK UNDERNEATH FINISH SURFACE MATERIAL (OR APPROVAL EQUAL MEMBRANE WATERPROOFING), LAP WATERPROOFING OVER DECK EDGE FLASHING, FLASHING LAPS OVER TOP OF EXTERIOR FINISH MATERIAL AND VERTICALLY DOWN THE WALL BY 2" MIN, PROVIDE WATERPROOF SEAL AT DECK DOOR HEAD / JAMBS / SILL PER DOOR MANUFACTURER'S INSTRUCTIONS
- DECK RAILING SYSTEM (TBD BY CLIENT), SECURED TO THE DECK (SURFACE OR WALL FACE), ANY GAP BETWEEN THE RAILING AT THE HOUSE NOT TO EXCEED 4", SEE ELEVATIONS
- INTERIOR RAILING (TBD BY CLIENT), SEE DETAILS FOR TYP. STAIR DIMENSIONS
- REFRIGERATOR / FREEZER LOCATION, PROVIDE POWER AND WATER SUPPLY
- PLUMBING FIXTURE LOCATION, PROVIDE WATER SUPPLY AND DRAINAGE
- DISHWASHER LOCATION, PROVIDE POWER, WATER SUPPLY, AND DRAINAGE
- KITCHEN SINK LOCATION, PROVIDE WATER SUPPLY, DRAINAGE, AND FOOD PROCESSOR
- RANGE LOCATION, PROVIDE POWER (OR) GAS (TBD BY CLIENT)
- BUILT-IN CABINETS (AS DIRECTED BY OWNER)
- 6" DEEP RECESSED SHOWER SHELF, SEE DETAILS SHEET FOR DIMENSIONS (OR MATCH TILE COURSE AS DIRECTED BY CLIENT)
- SHOWER LOCATION, FIXTURES MOUNTED ABOVE RECESSED SHOWER SHELF, PROVIDE DRAIN AND SLOPED FLOOR, PROVIDE SHOWER SILL TRANSITION @ 2"-4" HEIGHT ABOVE BATH FLOOR (TBD BY CLIENT)
- STEP(S) FROM GRADE OR SLAB TO MAIN LEVEL, ASSUMING CONCRETE (OR APPROVED EQUAL DURABLE LANDSCAPING MATERIAL) SINGLE RISER (OR) EQUAL RISERS NOT TO EXCEED 7" HEIGHT
- ENTERTAINMENT LOCATION, PROVIDE ADEQUATE ELECTRICAL POWER, STUD AND/OR PLYWOOD BACKING IN WALL TO SUPPORT ANY WALL-MOUNTED TV'S, SHELVING, ETC REQUESTED BY OWNER
- LAUNDRY LOCATION, PROVIDE POWER (OR) GAS (TBD BY CLIENT), WATER SUPPLY, DRAINAGE, AND DRYER VENT TO ROOF ABOVE MECHANICAL ROOM HOUSING FURNACE, WATER HEATER, ETC AS DIRECTED BY CLIENT

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926
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1	11.21.2022	Design Development
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A1.7
GARAGE / ADU
PLANS

EXTERIOR ELEVATION GENERAL NOTES

1. ARCHITECT'S "GRADE" AS SHOWN MAY VARY FROM ON SITE CONDITIONS. ANY LEVEL ABOVE GRADE TO REMAIN 6" ABOVE GRADE AT MINIMUM TO BE ACCESSED BY STAIR(S) OR RAMP
2. FINAL EXTERIOR FINISHES TBD BY OWNER. FINISHES SHOWN ON ELEVATIONS ARE MEANT TO REPRESENT ONE AESTHETIC OPTION AND PORTRAY MATERIAL SCALE ONLY

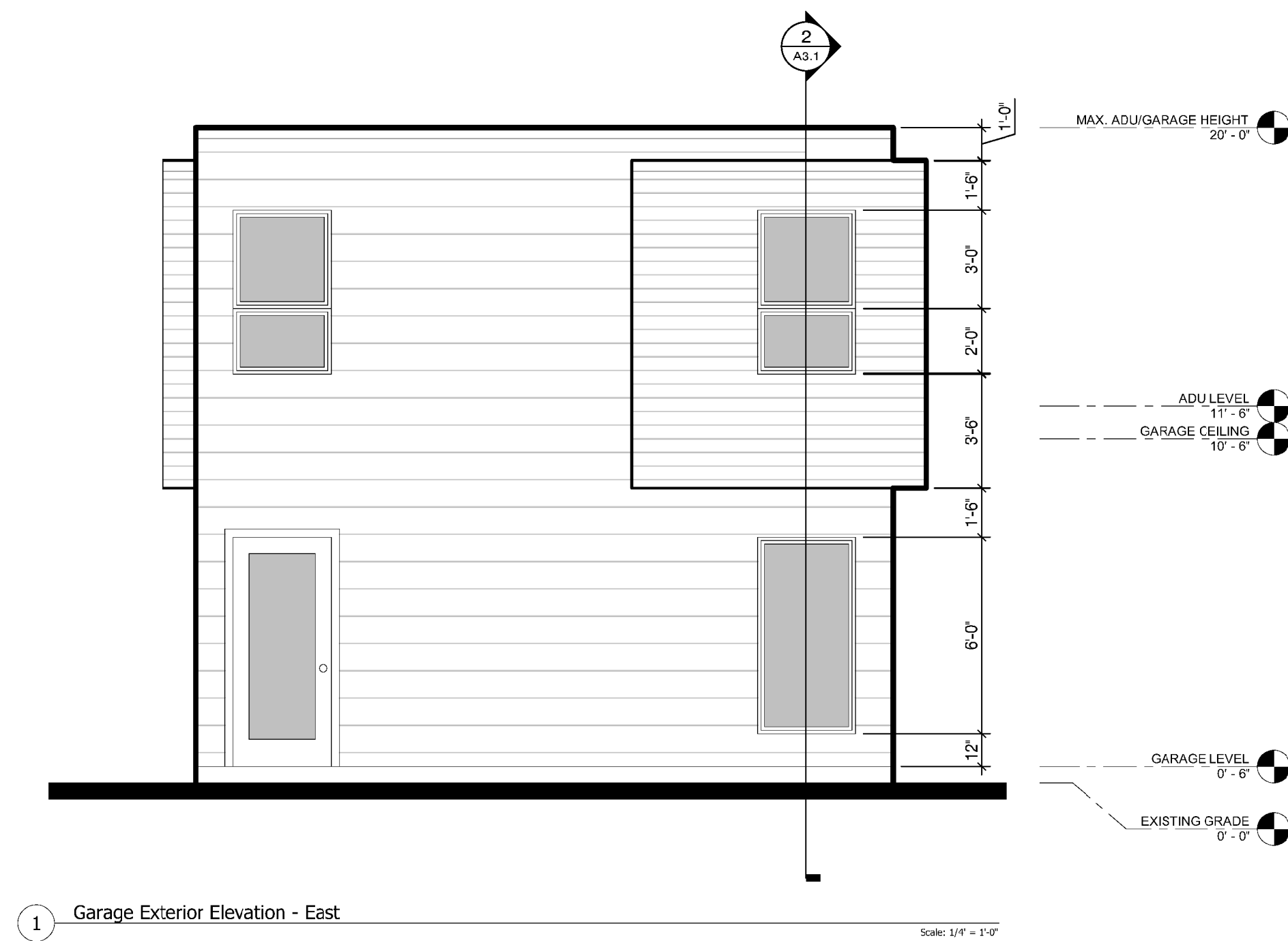
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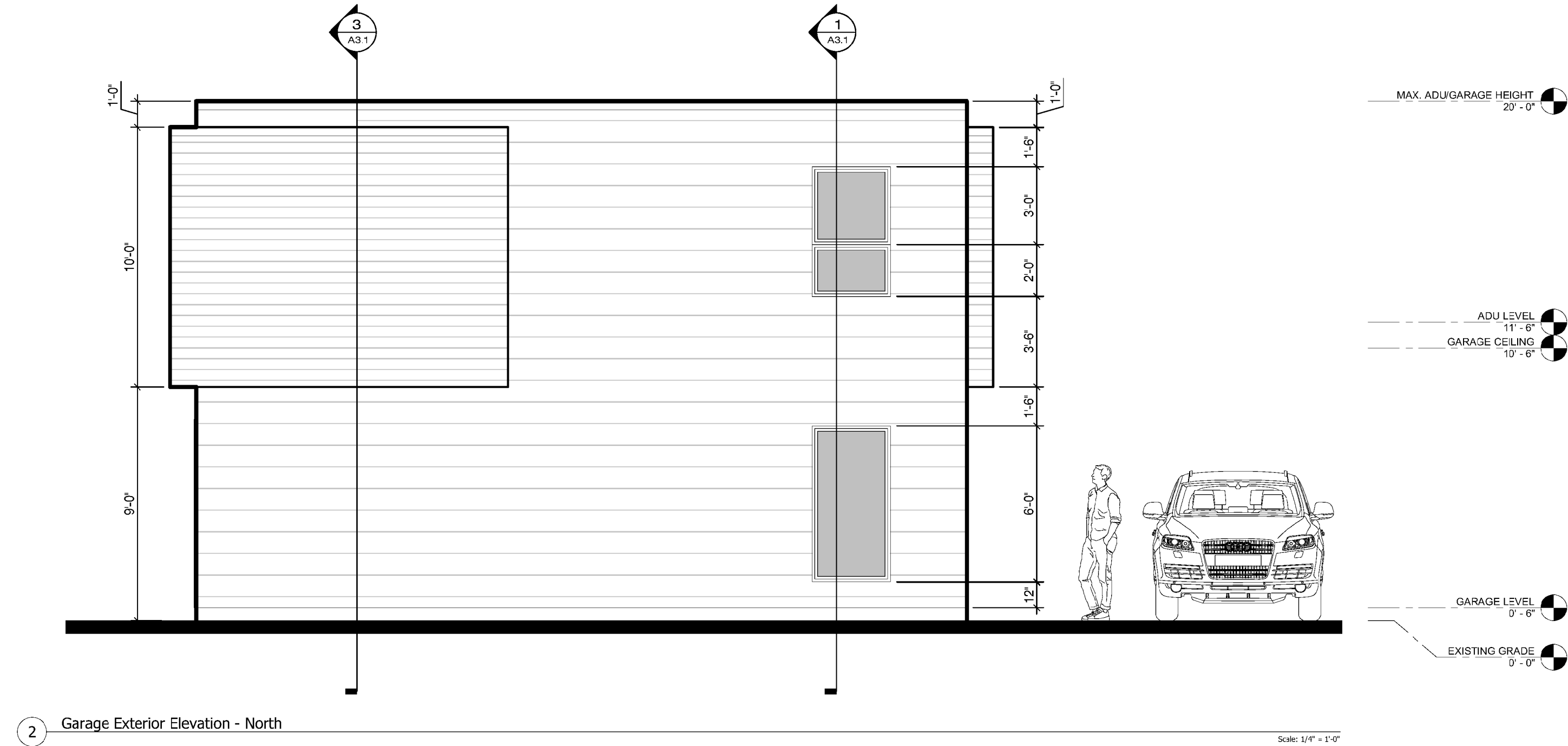
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A2.2
EXTERIOR
ELEVATIONS



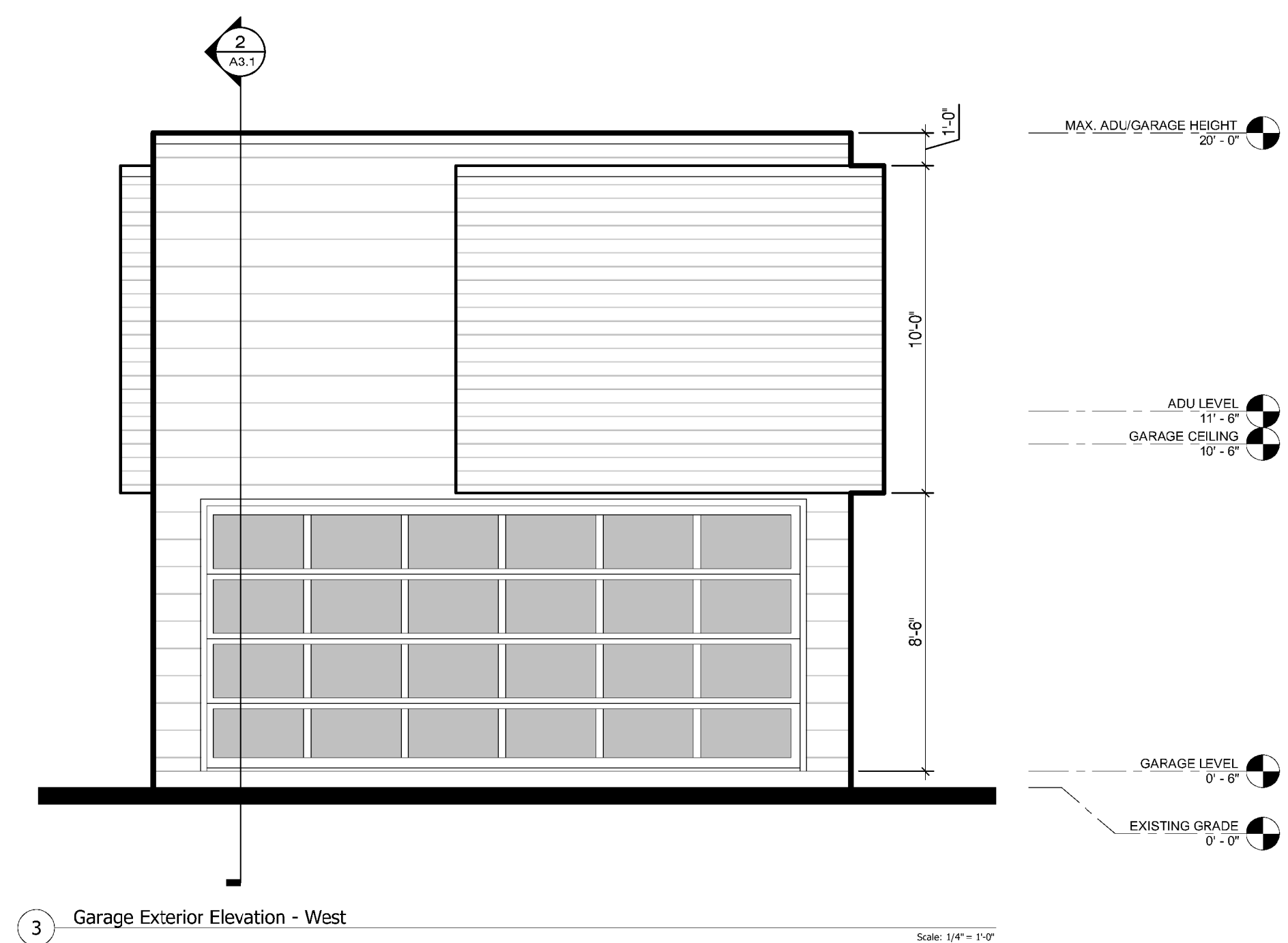
1 Garage Exterior Elevation - East

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



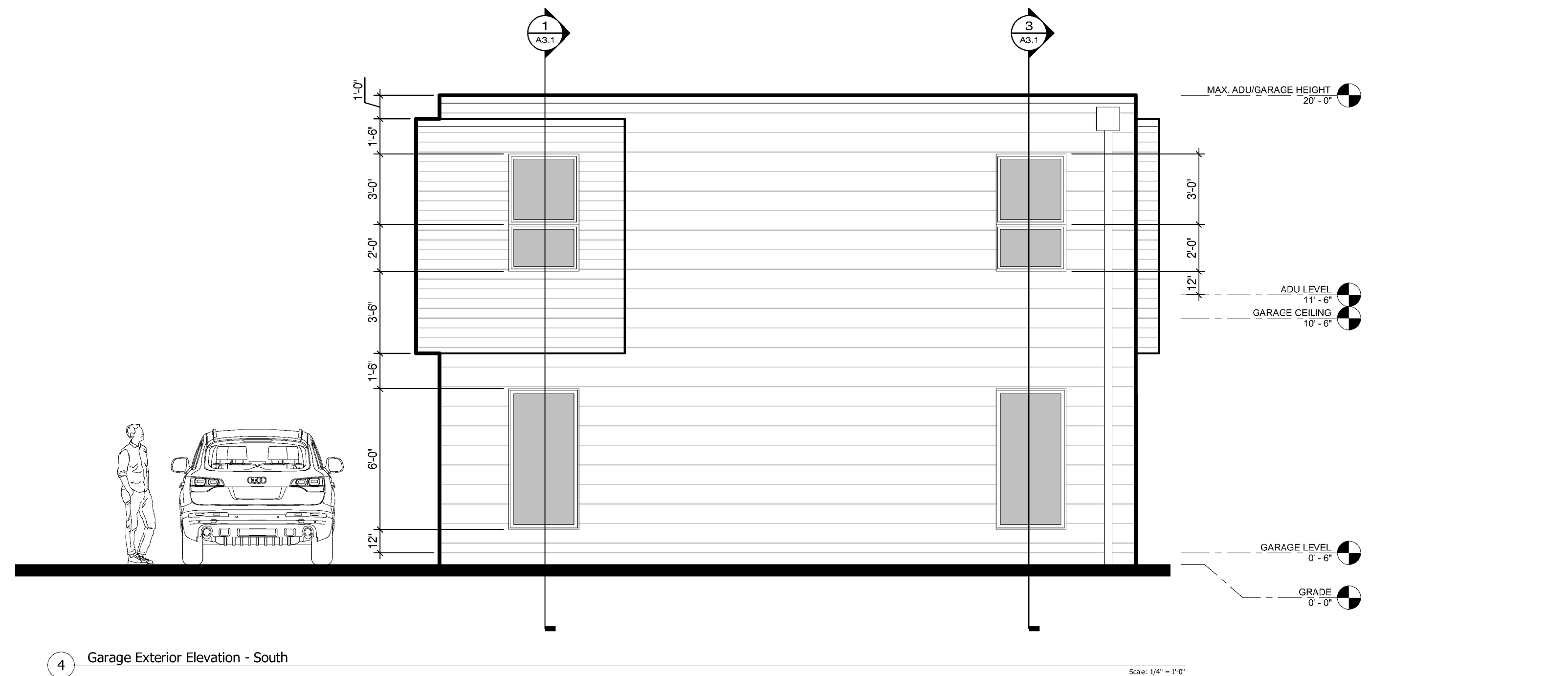
2 Garage Exterior Elevation - North

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



3 Garage Exterior Elevation - West

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

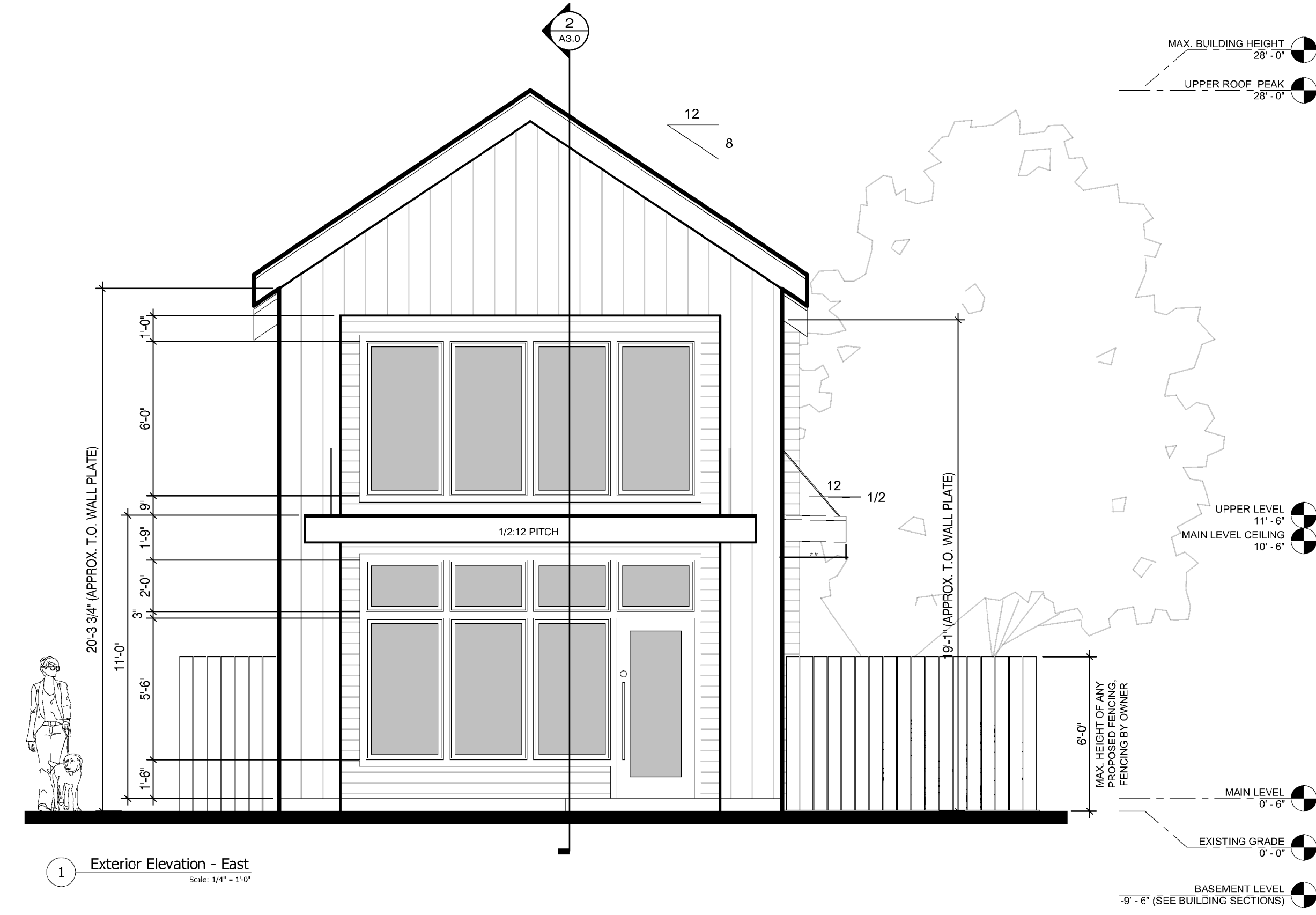


4 Garage Exterior Elevation - South

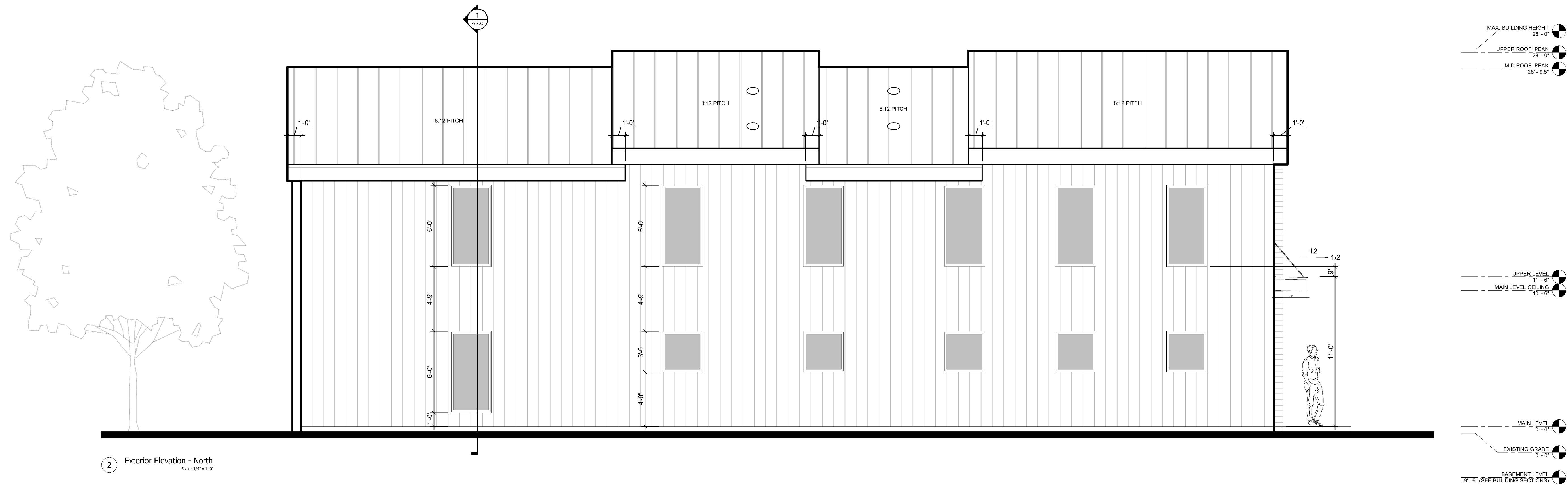
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

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2. FINAL EXTERIOR FINISHES TBD BY OWNER. FINISHES SHOWN ON ELEVATIONS ARE MEANT TO REPRESENT ONE AESTHETIC OPTION AND PORTRAY MATERIAL SCALE ONLY



1 Exterior Elevation - East
Scale: 1/8" = 1'-0"



2 Exterior Elevation - North
Scale: 1/8" = 1'-0"

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A2.0
EXTERIOR
ELEVATIONS

ATTACHMENT C: Property and Vicinity Photos

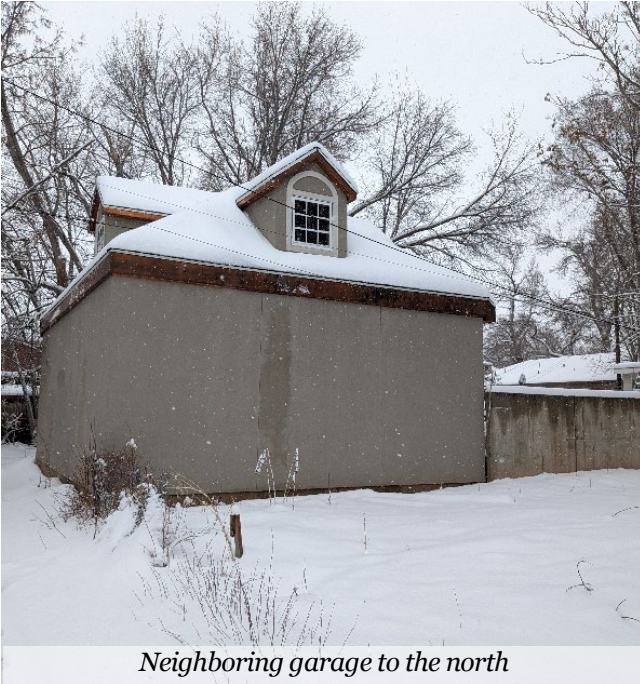




Subject Property



Neighbors across alley, looking south



Neighboring garage to the north



Neighboring properties to the south



Existing two-story accessory building off alley

ATTACHMENT D: ADU Zoning Standards

21A.40.200 – ACCESSORY DWELLING UNITS:

Standard	Proposed	Findings
<p>Size</p> <p><i>A [detached] ADU shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet (SF).</i></p>	<p>Principal dwelling is approximately 1,318 SF.</p> <p>Fifty percent (50%) of principal dwelling equals approximately 659 SF.</p> <p>Proposed ADU is approximately 633 SF.</p>	<p>Complies</p>
<p>Maximum Coverage</p> <p><i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</i></p> <p><i>[Rear] Yard Coverage: In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear façade of the principal building and the rear lot line.</i></p>	<p>Lot size is approximately 5,173 SF.</p> <p>Forty percent (40%) of the lot is approximately 2,069 SF.</p> <p>Proposed SFD: 1,318 SF Proposed ADU: 633 SF Total Coverage: 1,951 SF</p> <p>The surface coverage of all principal and proposed accessory buildings (including the proposed ADU and garage) will be approximately 38% of the lot.</p> <p>Approx. rear yard area: 2,079 SF Proposed ADU: 633 SF Rear Yard Coverage: 30%</p>	<p>Complies</p>
<p>Building Height</p> <p><i>The maximum height of an accessory building containing an accessory dwelling unit shall not exceed the height of the single-family dwelling on the property or exceed seventeen feet (17') in height, whichever is less.</i></p> <p><i>Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the</i></p>	<p>The proposed structure containing the ADU will have a flat roof, with a height of 20 feet. The proposed single-family dwelling has a building height of 28 feet.</p>	<p>Complies</p>

<p>height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.</p>		
<p>Side or Rear Yard Setbacks</p> <p><i>New Accessory Buildings: Shall be located a minimum of 10' from any side or rear lot line. If the lot line is adjacent to an alley, the setback can be reduced to 4'.</i></p>	<p>Side [North] Lot Line: 5'-7"</p> <p>Side [South] Lot Line: 6'-7"</p> <p>Rear [North] Lot Line: 9'</p>	<p>Complies</p>
<p>Separation</p> <p><i>All ADUs [located in an accessory building] shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</i></p>	<p>The proposed ADU is approximately 25 feet from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately 38 feet away (the house on the property to the north).</p>	<p>Complies</p>
<p>Entrance Locations</p> <p><i>The entrance to an ADU in an accessory building shall be located:</i></p> <p>(1) <i>Facing an alley, public street or facing the rear façade of the single family dwelling on the same property.</i></p>	<p>The entrance for the proposed ADU is oriented towards the rear façade of the principal structure on the lot.</p>	<p>Complies</p>
<p>Requirement for Windows</p> <p><i>Windows on an accessory building containing an ADU shall comply with the following standards:</i></p> <p>(1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i></p> <p>(2) <i>Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</i></p> <p>(3) <i>Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</i></p>	<p>Windows are proposed on the north, south, and east façades of the ADU. The east façade faces the principal structure while the north and south facades face the adjacent properties. All windows on the north and south facades will use obscured glazing. The proposed windows are similar in size and profile as the windows found on the principal structure and meet the minimum Building Code requirements for egress.</p>	<p>Complies</p>

<p>Parking</p> <p><i>An ADU shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking requirement may be waived if:</i></p> <p><i>1) Legally located on street parking is available along the street frontage of the subject property; or</i></p> <p><i>The subject property is located within one-quarter (1/4) mile of transit stop.</i></p>	<p>The property is located within ¼ mile of a transit stop and therefore the off-street parking requirement is waived. Additionally, there is legally located on-street parking along the street frontage.</p>	<p>Complies</p>
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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.

21A.54.080.A: Approval Standards
Standard 1: The use complies with applicable provisions of this title;
Finding: Complies
Discussion: The proposed ADU use is located in the R-1/5,000 Single Family Residential Zone which allows for an ADU to be approved through the conditional use process subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in Attachment D , the ADU complies with the requirements of 21A.40.200.
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Finding: Complies
Discussion: Proposed ADUs are anticipated in the R-1/5,000 Single Family Residential Zone and are considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The property is located in an established single-family neighborhood and the ADU meets all the requirements in terms of setbacks, separation between adjacent houses, and separation from the primary house on the property.
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: Complies

Discussion:

The purpose of accessory dwelling units is to:

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

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.

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

Finding: Complies

Discussion:

In analyzing the anticipated detrimental effects of the proposed use, Staff finds that with the conditions identified in the analysis, which are none, the request complies with the criteria listed below. The Planning Commission shall determine compliance with each of the following:

21A.54.080.B: Detrimental Effects Determination

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

Finding: No Detrimental Impact

Discussion:

The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5,000 Single Family Residential zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in [Attachment D](#).

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 use is permitted as a conditional use in the underlying zoning district and supports the goal of increasing housing options found in *Growing Salt Lake*. The ADU is not altering the primary dwelling unit and is a residential use in a residential neighborhood.

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

Finding: No Detrimental Impact

Discussion:

Uses surrounding the property are single-family residential uses. The proposal complies with the size requirements for an ADU which can be up to 650 gross square feet and is compatible with the scale of surrounding accessory buildings and adjacent uses.

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:

As discussed above, the scale of the proposal is compatible with the proposed single-family dwelling on the property as well as surrounding structures and meets the footprint and height requirements for an ADU.

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 property will be single-family dwelling with driveway access from the adjacent alley. Parking for the primary dwelling will be provided in the proposed detached garage. There will be no changes to existing grade on the lot. No impact to traffic flows is anticipated.

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:

On-street parking is being used to accommodate the residents of the ADU. It's not anticipated that the addition of the accessory unit will create any adverse impacts in terms of motorized, non-motorized and pedestrian traffic.

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

Finding: No Detrimental Impact

Discussion:

There is paved access from the rear property line towards the proposed ADU which will be readily accessible by cyclists and pedestrians visiting the ADU residence.

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

Finding: No Detrimental Impact

Discussion:

There is vehicular access to the site via the alley. No unreasonable impacts to the service level of the adjacent streets or alleys are anticipated.

9. The location and design of off street parking complies with applicable standards of this code;

Finding: No Detrimental Impact

Discussion:

As discussed in other areas of this analysis, the off-street parking requirement has been waived due to the property's proximity to a transit stop. This complies with the parking standards of the ADU code.

10. Utility capacity is sufficient to support the use at normal service levels;

Finding: No Detrimental Impact

Discussion:

The Public Utilities department provided comments on the project. The utility plan has been submitted for review during the building permitting process and was recently approved.

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

Finding: No Detrimental Impact

Discussion:

The surrounding properties are all residential uses, and the proposed use is also residential. There are no incompatible uses to screen, buffer, or separate as part of this request.

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

Finding: No Detrimental Impact

Discussion:

The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption. The proposed use is not anticipated to contribute to noise, air, or water pollution beyond what is generally expected of residential uses

13. The hours of operation and delivery of the use are compatible with surrounding uses;

Finding: No Detrimental Impact

Discussion:

The proposed use is an accessory residential structure and is compatible with the surrounding uses that are also residential.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;

Finding: No Detrimental Impact

Discussion:

Signs are not associated with this proposal. No lighting is proposed beyond average residential lighting fixtures.

15. The proposed use does not undermine preservation of historic resources and structures.

Finding: No Detrimental Impact

Discussion:

The property is not located within a Local Historic District, and the proposal does not involve the removal or destruction of any historic resources or structures.

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:

- August 24, 2022 – The East Liberty Park and East Central Community Councils were sent the 45 day required notice for recognized community organizations. At the point of publication, the Council has not submitted formal comments to the Planning Commission.
- August 24, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal. One comment from an adjacent property owner was received on September 2, 2022 and is included below. Any comments received after publication of the staff report will be forwarded to the Planning Commission.

Notice of the public hearing for the proposal included:

- March 31, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
- April 4, 2023
 - Public hearing notice sign posted on the property

From: [REDACTED]
To: [Harris, Katilynn](#)
Cc: [East Liberty Park 1](#)
Subject: (EXTERNAL) RE: PLNPCM2022-00569
Date: Friday, September 2, 2022 12:10:16 PM

Ms. Harris -

I want to make several comments in relation to petition PLNPCM2022-00569 to approve an ADU at 926 S 800 E. At this time I think the petition should be denied because there is inadequate information in the petition to fully understand the effects of this construction on the immediate neighbors.

As a point of reference, I own the property directly behind this address at 927 S Lake St. Our garage entrances will be directly opposite each other.

1. There is no physical evidence that this lot has been surveyed. There are no pins, no flags or any other evidence that would indicate recent surveying. Without surveying, it is impossible to know whether the structures can be built as indicated. Directly to the north is a large garage and solid concrete fence that will be difficult to move if they are not on the property line (most surveying in our neighborhood shows that most fences in our neighborhood are not on the property lines which were established after the houses were built).
2. The indicated setbacks total 30', which is less than the standard lot width in our neighborhood, which is 33'. This raises questions about the accuracy of the design work completed.
3. This petition is for the ADU, but the ADU can't be approved without a petition to vary from the required side yard setbacks. The indicated setbacks of 5 feet on both sides are not compliant with either the general side yard setback requirements nor the specific ADU side yard setbacks for an ADU above a garage. The ADU may be too close to the neighbor's garage to the north.
4. There is no profile view of the house provided. No information is available to assess how the structures being built relate to nearby structures or blend into the neighborhood. There is no indication where the ADU entrance is and how the tenant will access that entrance.
5. There are inadequate measurements to know whether the garage and its driveway provide the required distances for access and won't affect access to my own garage and driveway. These measurements and showing the alley in this drawing would be useful. Based on the indication of 1' setback from the west property line, the garage doesn't meet required setbacks or distance for accessing the garage and may affect my ability to access my garage.
6. I don't know how to respond to the phrasing "approximately 560-square-feet." If the plans are available, we should know the exact size of the ADU. The plans should not be approved until we know what the designed size of the ADU is.
7. Since it is not labelled I can't be certain, but it seems like there is an unusual amount of concrete, especially in the front yard. It appears as if the intention is to create a parking pad in the front yard, which should be denied as it is not standard in

our neighborhood.

Thank you for your consideration of these issues.

Russell W. Askren
927 S Lake St.
SLC 84105



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.

Public Utility: Kristeen Beitel (kristeen.beitel@slcgov.com or 801-483-6733)

ADU will be required to have water and sewer services that meet all SLCDPU requirements. These utility services will be permitted through BLD2022-02477. Please see general utility requirements below for additional information.

Additional comments have been provided to assist in the design of the ADU utility services. The following comments are provided for information only and do not provide official project review or approval. All official comments will be provided through BLD2022-02477 during the building permit review process.

- 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.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- One culinary water meter is allowed per parcel. The ADU will be required to be provided water service from the existing water meter and service (i.e. connect to the water from the home or on site a minimum of three feet beyond the water meter).
- Please note that the sewer lateral from the existing home runs to the back of the property to connect to a sewer main in the alley west of the property. The ADU cannot be installed over the existing sewer lateral. The existing sewer lateral may need to be relocated.
- A new sewer lateral is recommended for the ADU. If a new connection to the existing sewer lateral is desired, then the existing sewer lateral will need to pass a video inspection with an SLCDPU inspector present.

Zoning: Katilynn Harris (katilynn.harris@slcgov.com or 801-535-6179)

Accessory Building Footprint

Per 21A.40.050.B2a the footprint of an accessory building shall not exceed 50% of the footprint of the principal structure or 720 square feet, whichever is less. The footprint includes anything covered by a roof. This means the covered porch and covered driveway are included in the footprint of the accessory building. According to sheet AS1.0, the footprint of the proposed principal structure is 1,399 square feet. As such, the maximum footprint of the accessory building

is 699.5 square feet. Per the dimensions provided on sheet A1.3, the footprint of the accessory building is 799.8 square feet. This exceeds the maximum footprint regulations and will need to be brought into compliance before the conditional use can be approved.

Windows

Per 21A.40.200.E3g(1) Obscured glazing is required for windows facing a side property line that are within 10' of said property line. Both the north and south elevations contain windows that are within 10' of a side property line and therefore all must use obscured glazing. Identify on the plans that all windows on the north and south facades will be obscured. The windows must comply with this standard before the conditional use can be approved.

Balcony

Per 21A.40.200.E3h(2) the balcony must be setback a minimum of 10' from the side property line. Currently the balcony appears to be setback 5.5' from the south property line. This must be brought into compliance before the conditional use can be approved.

The ADU registration (deed restriction and proof of owner occupancy) will be required as part of the building permit.

Planning Staff Note: These comments have been addressed and are reflected in the Plan Set found in [Attachment B](#).

Building Code: Jason Rogers (jason.rogers@slcgov.com or 801-535-7642)

No big issues at this time. Note* Flat roof construction will need detailed for BC Review & sleeping area EGRESS (Bedroom window) is required.... A complete plan set per our office criteria to be submitted using the “ linear residential login checklist” with all documents uploaded at first submittal is recommended for smooth Building Code Review.

Planning Staff Note: Final approval from Building Code will be required at the building permit stage.

Transportation: Kevin Young (kevin.young@slcgov.com or 801-535-7108)

- The two parking space requirement for the new residence is met with the new two car garage.
- The dimensions from the garage to the property line and the property line to the west side of the alley need to be provided to ensure there is adequate aisle width for accessing the garage.
- The required parking for the ADU can be meet on-street on 800 E.
- If parking for the ADU is on 800 E, a hard surfaced walkway must be provided from 800 E to the ADU.

Fire: Doug Bateman (douglas.bateman@slcgov.com or 801-535-6619)

*A fire hydrant shall be located within 600-feet of all ground level exterior walls of the ADU. Measurements are made following the drive route and in straight lines and right angles from the hydrant down 800 E to the property and the to the ADU