To: Salt Lake City Planning Commission
From: Cassie Younger, cassie.younger@slcgov.com, 801-532-6211
Date: April 12, 2023
Re: PLNPCM2022-01149 Conditional Use Permit for ADU at 1005 Princeton Ave

CONDITIONAL USE

PROPERTY ADDRESS: 1005 Princeton Ave
PARCEL ID: 16-08-405-008-0000
MASTER PLAN: Central Community
ZONING DISTRICT: R-1/5,000 Single-Family Residential
COUNCIL DISTRICT: District 5, Darin Mano

REQUEST:
Troy Rawlings, representing the property owner TGeld Property Investments LLC, has requested conditional use approval for a 24-foot tall, 650-square-foot accessory dwelling unit (ADU) that will be situated in the rear yard of 1005 Princeton Ave.

RECOMMENDATION:
Based on the information in this staff report, Staff recommends that the Planning Commission approve the Conditional Use request as proposed, and subject to complying with the following conditions:

1. The owner-occupant shall not operate or allow the operation of a short-term rental (i.e., less than 30 days) in the single-family dwelling and the accessory dwelling unit as defined in the Salt Lake City Zoning Ordinance.

ATTACHMENTS:
A. Vicinity Map
B. Plans
C. Site Visit Photographs
D. Analysis of Standards - Accessory Dwelling Units
E. Analysis of Standards – Conditional Use
F. Public Process and Comments
G. Department Review Comments
**PROJECT DESCRIPTION:**

This is a petition for Conditional Use approval to construct a 24-foot tall, accessory dwelling unit (ADU) located on the second story of detached garage. The existing home on the property will be demolished and the owner is building a new primary single family home on the property. The materials of the ADU are a mix of brick and dark stucco siding, which match the proposed primary residence design. The garage and ADU will be located directly behind this building. There is a public alley behind the property which allows vehicular access to the home and ADU.

**Size, Coverage, and Height**

The garage and ADU building covers an area of 720 square feet, which includes the outdoor staircase to the building. The building has a pitched roof that stands 24 feet tall at the peak. The first floor of the building is a two car garage, and the second story unit is a one bedroom ADU. The gross living area of the ADU on the second story is 650 square feet, which complies with code.

**Building Entrance and Access**

Vehicular access for the ADU will be accessed by the alleyway behind the property that leads to the garage and ADU. One spot within the garage is reserved for the ADU, as well as a designated concrete pad beside the driveway. A driveway runs from Princeton all the way to the back of the property along side the ADU, which allows both pedestrian and vehicular access from both sides of the property. Resident access into the building is located on the East elevation through an outdoor staircase.

**Windows**

The applicant has proposed windows on the east and west facades of the proposed structure. The windows fit the same style as the primary residence. The building is beyond the 10’ setback and therefore does not require glazing on the windows of the building.

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**Applicable Review Processes and Standards**

**Review Process:** Conditional Use

The property is zoned R-1/5,000 Single-Family Residential. Conditional Use approval by the Planning Commission is required for any detached accessory dwelling unit that is located in a single-family zoning district. For a complete analysis and findings for compliance with zoning standards for Accessory Dwelling Units and Conditional Use standards, please refer to Attachment D and Attachment E.

**KEY CONSIDERATIONS:**

The key considerations and concerns below have been identified through the analysis of the project, neighbor & community input, and department reviews:

1. Housing Goals
2. Master Plan Considerations
3. Screening from Adjacent Property

**Consideration 1: Housing Goals**

The proposed ADU is consistent with the goals and policies outlined within The Growing SLC Housing Plan. One of the goals outlined in the Housing Plan includes increasing housing options. Accessory dwelling units provide and promote diverse housing stock by providing additional units while minimizing neighborhood impacts. The proposed ADU is in line with the goals established within the Housing Plan. Housing goals are also addressed under Standard 3 within Attachment E.

**Consideration 2: Master Plan Considerations**

This property is located within the “East Central South” neighborhood of the Central Community Master Plan.
The proposed ADU is consistent with the following Residential Land Use Goals/Policies included in the Central Community Master Plan:

- **A variety of residential land use supports all types of housing and the affordability of the housing stock**

The Central Community Master Plan designates the subject property as Low Density Residential, which is consistent with the property’s existing zoning.

Accessory dwelling units support the City’s goals and policies by increasing housing options and providing a diverse housing stock through additional small dwelling units that only minimally impact the neighborhood.

### Consideration 3: Screening from Adjacent Property

Through the analysis of detrimental impacts (found in Attachment E), Planning Staff found that there is no detrimental impacts on the surrounding properties. The proposed ADU is roughly ten to twelve feet from the adjacent property to the east, and ten feet from the line to the west. Currently, there is a partial chain link fence down the east side of the property, which does not extend past the existing garage/shed to the east. While the windows of the ADU face the neighboring properties, they are towards back yards.

### DISCUSSION:

The Accessory Dwelling Unit, as proposed, meets the standards necessary for approval by the Planning Commission. Specifically, the project meets all relevant zoning standards, all potential detrimental impacts can be mitigated through the recommended conditions and adopted City policies support the ADU as proposed.

### NEXT STEPS:

**Approval of Conditional Use**

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon all conditions of approval are met, including the registration process requirements outlined in 21A.40.200F of the zoning ordinance and any Department/Division comments/conditions noted in Attachment G.

**Denial of Conditional Use**

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

If denied, the applicant would not be permitted to construct an ADU. An accessory building would be permitted on the property subject to compliance with the development standards and requirements of the R-1/5,000 Single-Family Residential District; however, no portion of the building may be used as a dwelling unit.
NOTE: NOT ALL DETAILS MAY APPLY TO THIS BUILDING

1. DOOR - WALL DETAIL - BRICK
2. DOOR - WALL DETAIL AT VERTICAL SIDING
3. TYPICAL DOOR PLACEMENT DETAIL
4. DOOR - HEAD - BRICK
5. DOOR - HEAD - VERTICAL SIDING
6. GARAGE DOOR - HEAD - VERTICAL SIDING
7. DOOR - JAMB - BRICK
8. DOOR - JAMB - VERTICAL SIDING
9. GARAGE DOOR - JAMB - VERTICAL SIDING

NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER WRITTEN INSTRUCTIONS.

NOTE: WRITTEN INSTRUCTIONS, MANUFACTURER SPECIFICATIONS, BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS' OWN REQUIREMENTS.

METAL FLASHING & ELASTOMERIC FLASHING, "DUPONT FLEXWRAP" OR EQ. ON SHEATHING PAPER.

ELEVATIONS. INSTALL PER "DUPONT FLEXWRAP" OR ELASTOMERIC FLASHING, "DUPONT FLEXWRAP" OR EQ. ON SHEATHING PAPER.

3" = 1'-0"

CAULK

BUILDING WRAP

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SALT LAKE CITY, UT 84105

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CONSTRUCTION DOCUMENTS

DATE: 03/16/2023

PROJECT: ADU PERMIT# BLD2022

1005 PRINCETON AVE. E

SALT LAKE CITY, UT 84105

SIZE: 24" x 36"

DOCUMENTS

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Drawings and specifications, including all technical drawings, graphic representations & models, are proprietary & can not be copied, reproduced, used, or disclosed without the express written permission from LMnt Architecture.
NOTE: NOT ALL DETAILS MAY APPLY TO THIS BUILDING

1. WINDOW - WALL DETAIL - BRICK
- Install metal framing 10" on center.
- Installation requirements are in schedule "A604.
- Note: Silicon sealant is proprietary and can not be copied.

2. WINDOW - WALL DETAIL - VERTICAL SIDING
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

3. WINDOW - WALL DETAIL - STUCCO
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

4. STOREFRONT CORNER MULLION DETAIL
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

5. WINDOW - HEAD - BRICK
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

6. WINDOW - HEAD - VERTICAL SIDING
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

7. WINDOW - HEAD - STUCCO
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

8. STOREFRONT HEAD
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

9. WINDOW - JAMB - BRICK
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

10. WINDOW - JAMB - VERTICAL SIDING
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

11. WINDOW - JAMB - STUCCO
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

12. STOREFRONT JAMB
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

13. WINDOW - SILL - BRICK
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

14. WINDOW - SILL - VERTICAL SIDING
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

15. WINDOW - SILL - STUCCO
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

16. STOREFRONT MULLION
- Caulk around 3 1/2" x 3/16" x 3/16" around the window.
- Schedule 4/12 strip glazing.
- Schedule 1/2" OSB sheathing.

NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER MANUFACTURERS SPECS AND MANUFACTURER SPECIFICATIONS.

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LEED Consulting
Construction Management
Interior Design
Land Planning
Landscape Architecture

CONSTRUCTION DOCUMENTS
PAGE 3
SALT LAKE CITY, UT 84105

CONTRACTOR: 2023

project no: A604

sheet size: 24" x 36"

scale: 1/8" = 1'-0"

revisions: 
VERIFY ALL REQUIRED FLASHING, SHEATH PAPER, SEALANT, FASTENERS, MFR’s INSTALLATION INSTRUCTIONS, AND CODE COMPLIANCE PRIOR TO START OF CONSTRUCTION.

METHOD ‘A’

- Verify all required flashing, sheath paper, sealant, fasteners, MFR’s installation instructions, and code compliance prior to start of construction.

- Provide header and sill extension per manufacturer’s written instructions.

- Install sealant on sides of opening prior to header and sill extension. Flashed with flashing over sealant. Ref. FIGURE 1.

- Apply #605 Flashing over sheathing paper at bottom of opening. (Flash goes over sealant) Ref. FIGURE 2.

- Apply #16 Flashing over sheathing paper at bottom of opening. (Flash goes over sealant) Ref. FIGURE 3.

- Provide rough window opening per MFR’s written instructions. Ref. FIGURE 4.

- Provide rough window opening per MFR’s written instructions. Ref. FIGURE 5.

- Verify all required flashing, sheath paper, sealant, fasteners, MFR’s installation instructions, and code compliance prior to start of construction.

METHOD ‘B’

- Verify all required flashing, sheath paper, sealant, fasteners, MFR’s installation instructions, and code compliance prior to start of construction.

- Provide header and sill extension per manufacturer’s written instructions.

- Install sealant on sides of opening prior to header and sill extension. Flashed with flashing over sealant. Ref. FIGURE 1.

- Apply #605 Flashing over sheathing paper at bottom of opening. (Flash goes over sealant) Ref. FIGURE 2.

- Apply #16 Flashing over sheathing paper at bottom of opening. (Flash goes over sealant) Ref. FIGURE 3.

- Provide rough window opening per MFR’s written instructions. Ref. FIGURE 4.

- Provide rough window opening per MFR’s written instructions. Ref. FIGURE 5.

- Verify all required flashing, sheath paper, sealant, fasteners, MFR’s installation instructions, and code compliance prior to start of construction.
ATTACHMENT C: SITE VISIT PHOTOGRAPHS

View of property from Princeton Ave
(existing single family house to be demolished)

View from alley behind property
View from alley, showing neighboring garage/shed to east

View from alley, looking west
## ATTACHMENT D: ANALYSIS OF ZONING STANDARDS
### ACCESSORY DWELLING UNITS

**21A.40.200: Accessory Dwelling Units**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Proposed</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>Principal dwelling footprint is approximately <strong>2121 SF</strong>.</td>
<td>Complies</td>
</tr>
<tr>
<td><strong>In SR districts, accessory buildings shall not exceed 50% of the building footprint of the principal structure, up to 720 square feet.</strong></td>
<td>Fifty percent (50%) of principal dwelling equals approximately <strong>1060.5 SF</strong>.</td>
<td></td>
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<tr>
<td></td>
<td>Proposed ADU gross livable area is <strong>650SF</strong>.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The accessory building as whole has a building coverage of <strong>720 SF</strong>.</td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Coverage</strong></td>
<td>Lot size is approximately <strong>7997 SF</strong></td>
<td>Complies</td>
</tr>
<tr>
<td><strong>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</strong></td>
<td>Forty percent (40%) of the lot is approximately <strong>3198 SF</strong>.</td>
<td></td>
</tr>
<tr>
<td><strong>[Rear] Yard Coverage:</strong> 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.</td>
<td>ADU &amp; garage = 720 SF Coverage Primary dwelling= 2550 SF coverage Combined = 3,270</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Coverage: <strong>40% coverage</strong></td>
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<tr>
<td></td>
<td>Approx. rear yard area: 76 x 30 = 2,280 SF</td>
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<tr>
<td></td>
<td>Proposed ADU &amp; garage coverage: 720 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yard Coverage: <strong>31% coverage</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>ADU has a pitched roof and is <strong>24’ tall</strong> and has 10’ setbacks on both sides and the rear yard.</td>
<td>Complies</td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td>The height of the primary single family home is 27’6”</td>
<td></td>
</tr>
<tr>
<td><strong>Exception:</strong> 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 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Side or Rear Yard Setbacks</strong></td>
<td>Side [East] Lot Line: 10 feet</td>
<td>Complies</td>
</tr>
<tr>
<td></td>
<td>Side [West] Lot Line: 10 feet</td>
<td></td>
</tr>
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<td></td>
<td>Rear [North] Lot Line: 10 feet</td>
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</tr>
<tr>
<td><strong>New Accessory Buildings:</strong> Shall be located a minimum of four feet (4') from any side or rear lot line.</td>
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</tbody>
</table>
| **Separation**  
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.  
The proposed ADU is approximately **40 feet** from the principal dwelling on the same parcel.  
10’ of setbacks surround the ADU so it is >10’ away from another building |
| **Complies** |

| **Entrance Locations**  
The entrance to an ADU in an accessory building shall be located:  
1. Facing an alley, public street or facing the rear facade of the single family dwelling on the same property.  
2. Facing a side or rear property line provided the entrance is located a minimum of ten feet (10’) from the side or rear property line.  
3. Exterior stairs leading to an entrance shall be located a minimum of ten feet (10’) from a side or rear property line unless the applicable side or rear property line is adjacent to an alley in which case the minimum setback for the accessory building applies to the stairs.  
1. No  
2. Yes  
3. Yes  
Exterior stairs are located 10’ away from the side property line. |
| **Complies** |

| **Requirement for Windows**  
Windows on an accessory building containing an ADU shall comply with the following standards:  
1. Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.  
2. 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.  
3. 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.  
1. Windows are not larger than necessary  
2. ADU is not within 10’ of a side or rear property line  
3. Windows are a similar style as principal building |
| **Complies** |
Parking
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:
1) Legally located on street parking is available along the street frontage of the subject property; or
2) The subject property is located within one-quarter (1/4) mile of transit stop.

There is a concrete pad adjacent to the garage that is reserved for the ADU resident parking.
ATTACHMENT E: ANALYSIS OF STANDARDS – CONDITIONAL USE

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

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

### 21A.54.080.A: Approval Standards

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

**Finding:** Complies

**Discussion:**

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

**Condition(s):** None

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

**Finding:** Complies

**Discussion:**

The proposed ADU use is a small residential unit that should be readily compatible with surrounding uses, which include single-family houses, large garages and ADUs in the area. The proposed ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the principal dwelling on the property.

**Condition(s):** None

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

**Finding:** Complies

**Discussion:**

The Central City Master Plan designates the future land use of this area as low density residential, and the existing zoning on the property is R-1/5,000 Single-Family Residential.

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
The purpose of accessory dwelling units are 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 proposed ADU is consistent with the following Residential Land Use Goals/Policies included in the Central City Master Plan:

- Strengthen and support existing neighborhoods by:
  o Considering appropriate adjacent land uses;
- Design new developments with the following in mind:
  o Creating more affordable housing;
- Provide a diversity of housing types, sizes, and prices in the community as a whole.

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

**Condition(s): None**

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

**Finding:** Complies

**Discussion:** There are no detrimental effects of the proposed use.

**Condition(s): None**

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

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

**Finding:** No Detrimental Impact

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

**Condition(s): None**

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
<table>
<thead>
<tr>
<th><strong>Finding:</strong> No Detrimental Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Discussion:</strong> The uses are located in an area zoned and designated by the associated master plan for low-density residential. This land use designation allows moderate-sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning requirements.</td>
</tr>
<tr>
<td><strong>Condition(s):</strong> None</td>
</tr>
</tbody>
</table>

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 subject property are generally single-family houses. The residential lots in this area are large enough to provide separation between the proposed ADU and the principal dwelling on the property and adjacent primary residences. The proposal complies with the size requirements for an ADU, which can be up to 50% of the footprint of the primary house up to 650 SF and is compatible with the scale of surrounding accessory buildings and adjacent uses.

**Condition(s):** None

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 principal dwelling on the property and surrounding structures. The proposal also meets the building footprint and height requirements for an ADU.

**Condition(s):** None

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:** Access from the alley will not impede traffic flow and reduces congestion on Princeton Ave.

**Condition(s):** None

6. **The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;**

**Finding:** No Detrimental Impact

**Discussion:** The proposed ADU would be accessible from the alley. It is not anticipated that the proposed ADU would create any adverse impacts in terms of motorized, nonmotorized and pedestrian traffic.

**Condition(s):** None

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

**Finding:** No Detrimental Impact
**Discussion:** The proposed ADU would be accessible from the alley. It is not anticipated that the proposed ADU would create any adverse impacts in terms of motorized, nonmotorized and pedestrian traffic.

**Condition(s): None**

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. No unreasonable impacts to the service level of the adjacent streets or alleys are anticipated.

**Condition(s): None**

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

**Finding: No Detrimental Impact**

**Discussion:** One (1) 20’ x 9’ paved off-street parking space for the proposed ADU would be provided between the west façade of the proposed ADU and the adjacent alley.

**Condition(s): None**

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

**Finding: No Detrimental Impact**

The Public Utilities Department has provided conditions that would need to be met before final occupancy of the proposed ADU; they are included in Attachment G.

**Condition(s): None**

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

**Finding: No Detrimental Impact**

**Discussion:** The proposed ADU may result in increased activity in the rear yard of the subject property. This must be taken into account for potential impacts to the abutting properties that appear to be single-family residences.

**Condition(s): None**

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 project supports sustainability objectives by increasing housing close to jobs, schools, and services, reducing greenhouse gas emissions and fossil fuel consumption.

**Condition(s): None**

13. **The hours of operation and delivery of the use are compatible with surrounding uses;**
### Finding: No Detrimental Impact

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

**Condition(s): None**

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

**Finding: No Detrimental Impact**

**Discussion:** Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.

**Condition(s): None**

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.

**Condition(s): None**
**Public Meeting(s):**

- On January 6, 2023—Notice of the project was provided to the East Liberty Park Community Council as well as property owners and residents within 300 feet of the subject property.
- Recognized Community Organizations were notified by email on January 6, 2023.
- This item was not officially on the agenda, but was discussed briefly at the February 23rd East Liberty Park Community Council

**Public Notice:**

- Public hearing notice mailed on March 31, 2023
- Public hearing signs were posted on the property on March 31, 2023
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 7, 2023

**Public Comment(s):**

Staff did not receive any public comments on this item prior to the posting of the Staff report.
**Fire by Douglas Bateman**
*A fire hydrant shall be located within 600-feet of all ground level exterior portions of the ADU/garage. Measurements follow the drive route using straight lines and right angles.*

**Public Utilities from Kristeen Beitel**
This plan shows all utilities and would be acceptable for us to complete our review during the building permit process. I have only reviewed it at the level we would to determine if it meet prescreen requirements and would be accepted for review, because we will do the full review once the project has submitted for a building permit.

**Building (Jason Rogers)**
IRC 2015 with State amendment criteria/// Plans subject to full building Code Review/// Fire separations in garage to upper habitable spaces & within 5ft of property lines. Plan A606 Detail 10 Entry stair is concerning with the open and unprotected fall/trip hazard of the rise of the stair assembly

**Urban Forestry (Rick Nelson)**
Urban Forestry has no concerns with the proposed use, but does require that the small 2” DBH Oak in the front park strip be protected during all demolition and construction activity on site as described in the attached Tree Protection and Preservation Policy.

**Transportation (Jena Carver)**
Plan is approved as submitted. No parking will be permitted in front of ADU garage doors as 10’ is not enough space for a vehicle to park without encroaching on alley. Moving the garage 6’ toward the house would increase driveway length to 16’, providing 2 additional parking spaces. This is optional as the current plan meets all transportation requirements.