



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner, christopher.earl@slcgov.com, 801-535-7932

Date: November 18, 2020

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2020-00512)

Conditional Use

PROPERTY ADDRESS: 2321 S Windsor Street
PARCEL IDS: 16-20-176-014-0000
MASTER PLAN: Sugar House – Low Density Residential
ZONING DISTRICT: R-1/5,000 Single-Family Residential

REQUEST: Andrea Palmer with Modal, representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached structure at approximately 2321 S Windsor Street in the R-1/5,000 Single-Family Residential zoning district. The ADU will be located in the southeast corner of the rear yard of the subject property. The ADU will measure approximately 561 square feet and will measure a height of approximately 11 feet 7 inches

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. Compliance with all Department/Division comments and conditions as noted in [Attachment H](#).
2. The property owner shall comply with the registration process as outlined in section 21A.40.200F of the Salt Lake City Zoning Ordinance.
3. Rental dwellings must be rented for a period of one month or longer as outlined in chapter 5.14 of the Salt Lake City Rental Dwellings Ordinance. Short term rentals of a period less than one month shall not be permitted.
4. Final approval for the development shall be delegated to Planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Additional Applicant Information](#)
- D. [Site Visit Photographs](#)
- E. [Analysis of Standards - Accessory Dwelling Units](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION:

This proposal is for the construction of a detached accessory dwelling unit (ADU) located in the rear, southeast corner of the property at approximately 2321 S Windsor Street. The ADU will be approximately 561 square feet in area with a living room, bedroom, and bathroom all on the same floor. It features a flat roof and is approximately 11 feet 7 inches in height.

The primary exterior building material is hardy board painted grey with vertical wood siding accents. A french-style entrance door, sliding door and window will be located on the front of the ADU facing the north property line and the existing detached garage.

The ADU itself sits 5 feet from the rear (east) property line, 5 feet from the side (south) property line, and 44 feet 2 inches from the side (north) property line. Single-family homes are located to the north, south, and east of the subject property. The property to the east is separated by an alley.

The parking for the existing house is accommodated by two (2) off-street parking spaces within an existing detached garage with driveway access from the alley abutting the rear of the property. Parking for the ADU will be provided by legal on-street parking located on Windsor Street. The subject property is also located within one-quarter (1/4) mile of a transit stop, with the nearest bus stop located at approximately 2325 S 900 E.

PLANNING COMMISSION REVIEW:

The property is zoned R-1/5,000 Single-Family Residential. A Conditional Use approval is required for any ADUs that are located in a single-family zoning district. For complete analysis and findings for compliance with zoning standards for Accessory Dwelling Units and Conditional Use standards, please refer to [Attachment E](#) and [Attachment F](#).

NEXT STEPS:***Approval of Conditional Use***

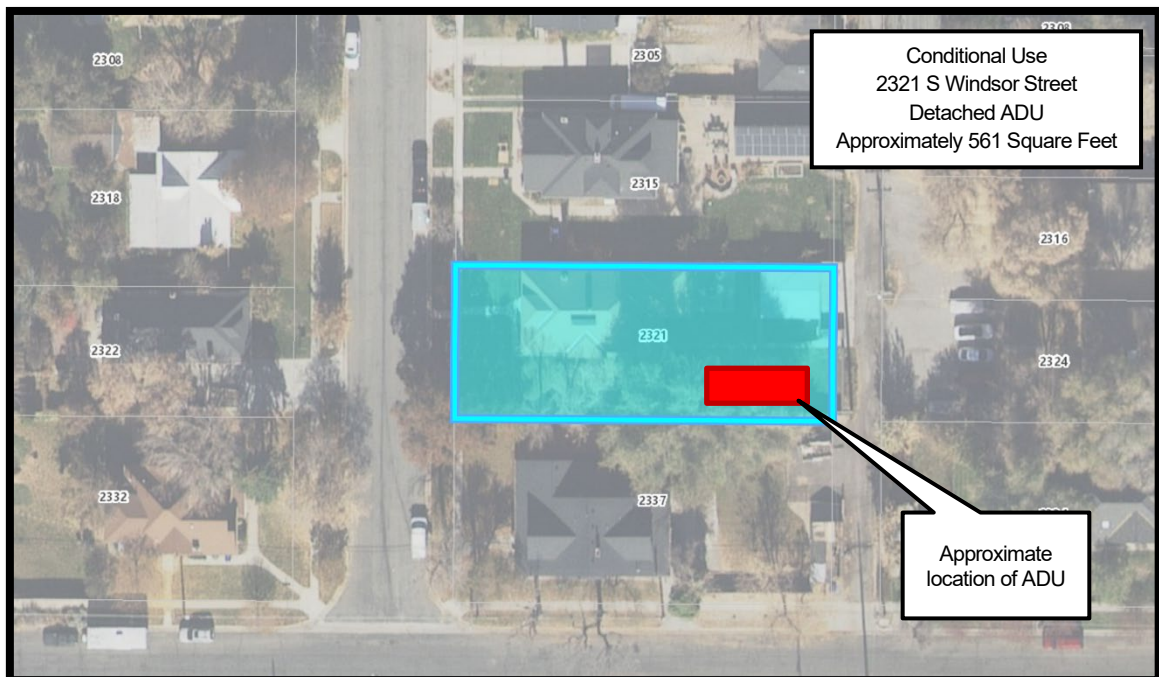
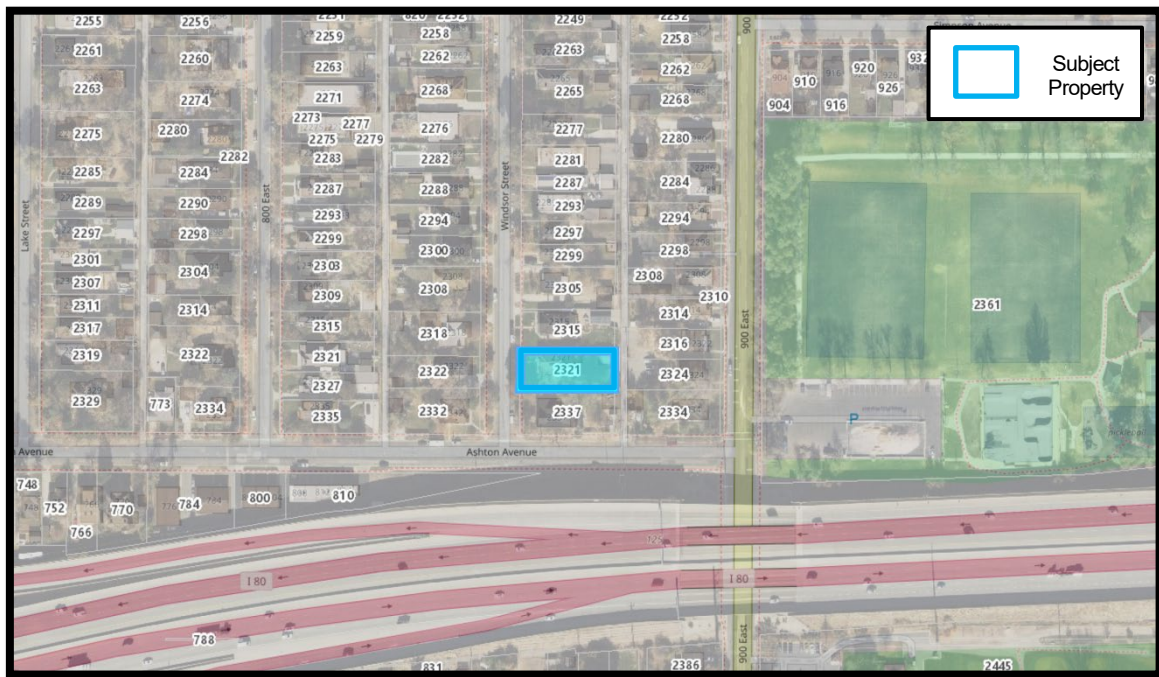
If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission and will be required to obtain all necessary permits. Building permits and certificate of occupancy for the building would only be issued contingent upon all conditions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

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 denied, the applicant would not be permitted to construct an ADU. An accessory structure could still be constructed on the property subject to meeting zoning requirements; however, it could not be used as an accessory dwelling. Accessory structures in the R-1/5,000 zoning district must be located a minimum of 1 FT from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 FT for a pitched roof or 12 FT for a flat roof.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PLANS

THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE SOLE AND EXPRESSED WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.

MODAL 02 - MCCRILLIS

2321 S Windsor St, Salt Lake City, UT 84106

PROJECT TEAM

PROJECT OWNER	MODULAR BUILDING MANUFACTURER	PROJECT ARCHITECT	STRUCTURAL & M.E.P ENGINEERS	GENERAL CONTRACTOR
- Randy McCrillis randy.mccrillis@gmail.com 2321 S Windsor St. Salt Lake City, UT 84106 Ph. 970.310.8175	LiveModal Attn: Andrea Palmer andrea@livemodal.com 150 S State Street Salt Lake City, UT 84102 Ph. 801.864.1761	RANGE Architecture + Design Attn: Ian Kaplan ikaplan@rangearchitecture.com 1068 E 2100 S Salt Lake City, UT 84106 Ph. 585.261.1856	EPIC Engineering Attn: John Riley jriley@epiceng.net 3341 S 4000 W, Suite D West Valley City, UT 84120 Ph. 435.654.6600	TBD TBD 000.000.0000
CIVIL ENGINEER				
WARD ENGINEERING John Bond jbond@wardeng.com 231 W 800 S, Ste. A Salt Lake City, UT 84101 Ph. 801.487.8040				

VICINITY MAP



PROJECT INFORMATION

ADDRESS:	2321 S Windsor St Salt Lake City, UT 84106
PARCEL RECORD #:	16201760140000
AUTHORITY W/ JURISDICTION:	Salt Lake City
SITE AREA:	.22 ACRES (9,692 SF)
DESCRIPTION:	PLACEMENT OF MODULAR 2-BEDROOM ACCESSORY DWELLING UNIT ON EXISTING SINGLE FAMILY RESIDENTIAL PROPERTY
ZONING:	R-1-5000
CONSTRUCTION TYPE:	VB (WOOD FRAME)

ZONING INFORMATION

R-1-5000 - 21A.24.070

	REQUIRED	COMPLIANCE
SURFACE COVERAGE:	40% MAX	YES
Lot Size:	9,692 SF	
Structure Coverage:		
Existing House:	1,621 SF	
Existing Garage:	570 SF	
New ADU:	561 SF	
Total:	2,752 SF (28%)	
ACCESSORY DWELLING UNITS - 21A.40.200		
PARKING:	*1	YES
	*Not required if 1/4 mile from mass transit *On street parking may comply	
SIZE:	50% of existing dwelling area	YES
Existing House:	1,621 SF	
Proposed ADU:	561 SF (35% of existing) < 650 SF?	YES
SURFACE COVERAGE	50% MAX OF REAR YARD	YES
Rear Yard Size:	3,975 SF	
Structure coverage:		
Existing Garage:	570 SF	
New ADU:	561 SF	
Total:	1,031 SF (26%)	
SETBACKS (DETACHED ADU):		
From S.F.R.	10'	YES
Side:	*4' *10' Required if unit faces side property line, includes access stairway	YES
Rear:	4'	YES
STRUCTURE HEIGHT:	17' OR HEIGHT OF EXISTING SFR	YES

SHEET INDEX

GENERAL		MECHANICAL	
G001	TITLE SHEET, SITE PLAN	M001	MECHANICAL GENERAL NOTES
G002	NOTES, ABBREVIATIONS, SYMBOLS, GENERAL NOTES	M101	FIRST LEVEL MECHANICAL PLAN, DETAILS & SCHEDULES
G003	ASSEMBLIES		
CIVIL		PLUMBING	
C0.0	CERTIFIED SURVEY	P001	PLUMBING GENERAL NOTES
		P101	PLUMBING & SANITARY PLANS, DETAILS & SCHEDULES
STRUCTURAL		ELECTRICAL	
S0.0	GENERAL NOTES	E001	ELECTRICAL SYMBOLS & NOTES
S1.0	STRUCTURAL PLANS	E002	ELECTRICAL GENERAL NOTES
S1.1	DETAILS	E101	ELECTRICAL & LIGHTING PLANS
ARCHITECTURAL		E102	ELECTRICAL DETAILS
A200	FLOOR, ROOF & FOUNDATION PLANS, INTERIOR ELEVATIONS		
A201	FINISH & REFLECTED CEILING PLANS, SCHEDULES		
A250	INTERIOR ELEVATIONS		
A300	BUILDING ELEVATIONS & 3D VIEWS		
A350	BUILDING SECTIONS		
A400	BUILDING DETAILS		

NOTICE TO ALL:

IT IS THE RESPONSIBILITY OF EACH AND EVERY CONTRACTOR, SUB-CONTRACTOR, AND/OR TRADE TO VERIFY ALL ASPECTS OF THESE DRAWINGS AND TO MAKE ANY AND ALL CORRECTIONS, ALTERATIONS, AND/OR CHANGES NECESSARY TO COMPLY WITH ALL CODE REQUIREMENTS, LOCAL REGULATIONS, AND PROPER DESIGN CRITERIA, UPON NOTIFICATION OF THE GENERAL CONTRACTOR AND DESIGNER AND TO ASSURE THE FUNCTION AND/OR OPERATION OF THE SAME, TO A REASONABLE STANDARD, AS REQUIRED BY LAW.

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL FIRE CODE (IFC)

DEFERRED SUBMITTALS:

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO RANGE ARCHITECTURE AND DESIGN, WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATION THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTED DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ARE DEFERRED SUBMITTAL ITEMS:

- FIRE SPRINKLERS

GENERAL NOTES - SITE PLAN

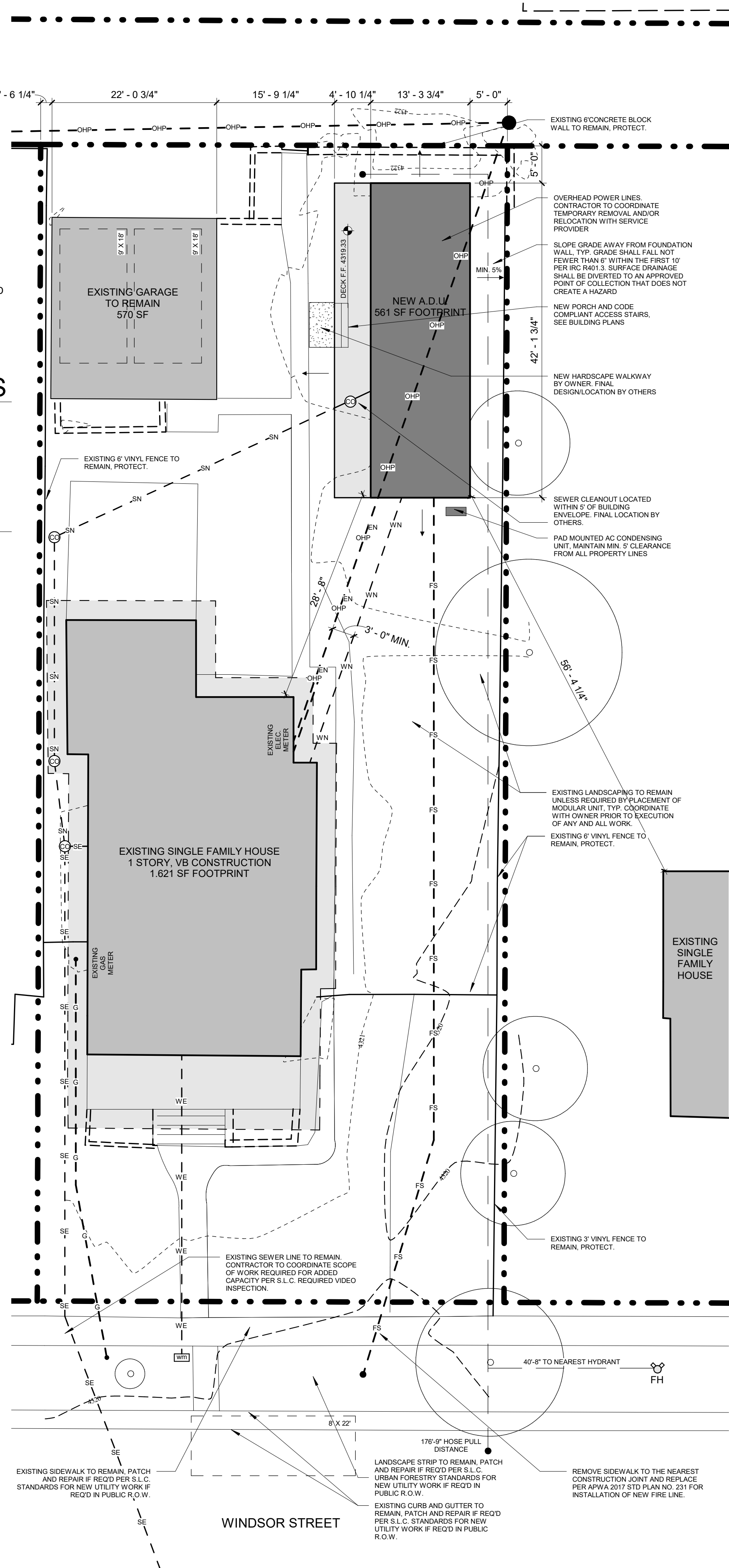
- UTILITY LOCATIONS ARE SHOWN SCHEMATICALLY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO THE EXECUTION OF ANY WORK.
- WHEN SHOWN IN SITE PLAN, ALL DIMENSIONS ARE TO FACE OF FINISH TO PROPERTY LINES, IMAGINARY LINES, SETBACKS, ETC., U.N.O.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- SEE BUILDING PLANS FOR ALL OTHER NOTES AND DIMENSIONS NO SHOWN HERE.
- NO PART OF RETAINING WALLS AND FOOTINGS SHALL ENCR OACH INTO ADJACENT PROPERTIES OR EASEMENTS.
- THE PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.
- CONTRACTOR IS TO CONTACT AND ABIDE BY THE RULES OF THE UTAH DIVISION OF AIR QUALITY, (801) 536-4000.
- IF NO GAS UTILITY LINE OR METER ARE SHOWN ON THESE DRAWINGS THEN THERE IS NO GAS SERVICE PROVIDED TO THE SUBJECT PROPERTY.
- ALL UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE NO. 1
- ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS PER CODE. WATER & SEWER LINES REQUIRE 10' MIN. HORIZONTAL SEPARATION AND 18" MIN VERTICAL SEPARATION. SEWER MUST MAINTAIN 5' MIN. HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3' MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES.
- A MINIMUM OF ONE EXTERIOR CLEANOUT IS REQUIRED ON THE SEWER LATERAL WITHIN 5' OF THE BUILDING. ADDITIONAL CLEANOUTS ARE REQUIRED AT EACH BEND AND AT LEAST ONE EVERY 50' FOR 4" LATERALS AND ONE EVERY 100' FOR 8" LATERALS.
- SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES ARE INCORPORATED AS PART OF THIS PLAN SET.
- ELECTRICAL SERVICE CONDUCTORS MUST BE A MINIMUM OF 8' ABOVE ANY PORTION OF THIS STRUCTURE.

CONTRACTOR RESPONSIBILITIES

THE PROVIDED SITE PLAN IS DRAWN SCHEMATICALLY. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC) TO EXECUTE ANY/ALL REQUIRED SITE UTILITY & PREPARATION WORK IN ACCORDANCE WITH ALL APPLICABLE CODES & THE AUTHORITY HAVING JURISDICTION (AHJ). GENERALLY, THE GC SHALL BE RESPONSIBLE FOR THE COORDINATION, EXECUTION AND APPROVAL OF ALL WORK OUTSIDE OF THE MODULAR UNIT BUILDING ENVELOPE.

LEGEND - SITE PLAN

	MODULAR BUILDING FOOTPRINT
	EXISTING STRUCTURE FOOTPRINT
	NEW DECK/STAIRS FOOTPRINT
	ROOF OVERHANG ABOVE
	EXISTING DRIVEWAY
	DEMOLISH EXISTING STRUCTURE/HARDSCAPE
	PROPERTY LINE
	SETBACK LINES
	FIRE HOSE PULL/HYDRANT DISTANCE
	SEWER CLEAN-OUT. CLEANOUTS LOCATED ON DRIVE-WAY REQUIRE TRAFFIC RATED COVER.
	APPROX. EXISTING SEWER LINE - CONTRATOR TO FIELD LOCATE PER CODE
	APPROX. NEW SEWER LINE - CONTRACTOR TO FIELD LOCATE PER CODE. 4" SDR35 REQUIRED.
	APPROX. EXISTING WATER LINE - CONTRACTOR TO FIELD LOCATE PER CODE
	APPROX. NEW WATER LINE - CONTRACTOR TO FIELD LOCATE PER CODE. 3/4" HDPE MIN. FIELD VERIFY SIZE TO MATCH EXISTING LATERAL FROM HOUSE TO METER.
	APPROX. EXISTING GAS LINE - CONTRACTOR TO FIELD LOCATE PER CODE
	APPROX. EXISTING BURRIED ELECTRICAL/ TELECOMMUNICATIONS LINE - CONTRACTOR TO FIELD LOCATE PER CODE
	APPROX. NEW ELECTRICAL/ TELECOMMUNICATIONS LINE - CONTRACTOR TO FIELD LOCATE - TRENCH & INSTALLATION SEPARATION PER UTILITY REQUIREMENTS & CODE
	FIRE SPRINKLING LINE - CONTRACTOR TO FIELD LOCATE - TRENCH & INSTALLATION SEPARATION PER UTILITY REQUIREMENTS & CODE. FIRE LINE TO BE 2-INCH FOR 13D SYSTEMS AND 4-INCH FOR 13R SYSTEMS



1 Site Plan
1" = 10'-0"

RANGE

50 S STATE ST, SUITE 100
SALT LAKE CITY, UT 84102
WWW.RANGEARCHITECTURE.COM

Modall

MODAL 02 - MCCRILLIS
2321 S Windsor St, Salt Lake City, UT 84106

COND. USE 07.29.2020

REVISION SETS

MARK DATE

PLOT DATE 07.29.2020

PROJECT 2032

DRAWN BY IK

CHECKED BY N/A

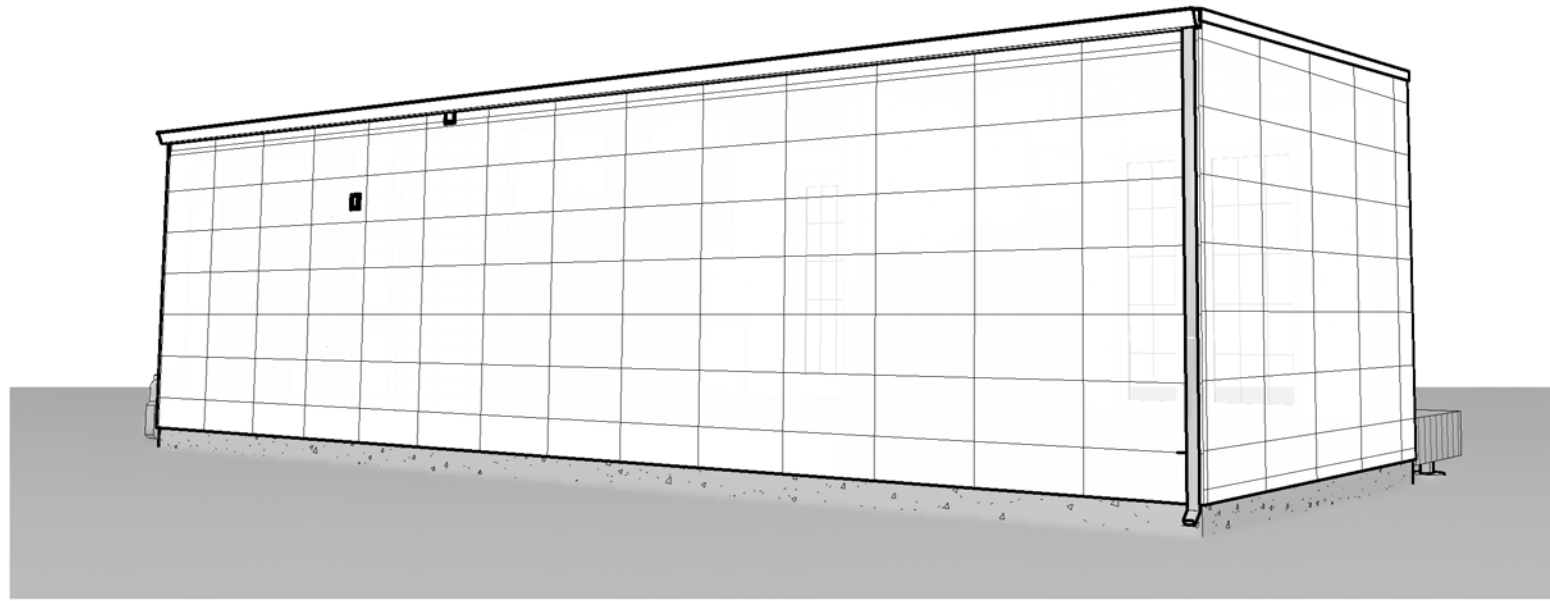
SHEET TITLE

TITLE SHEET, SITE

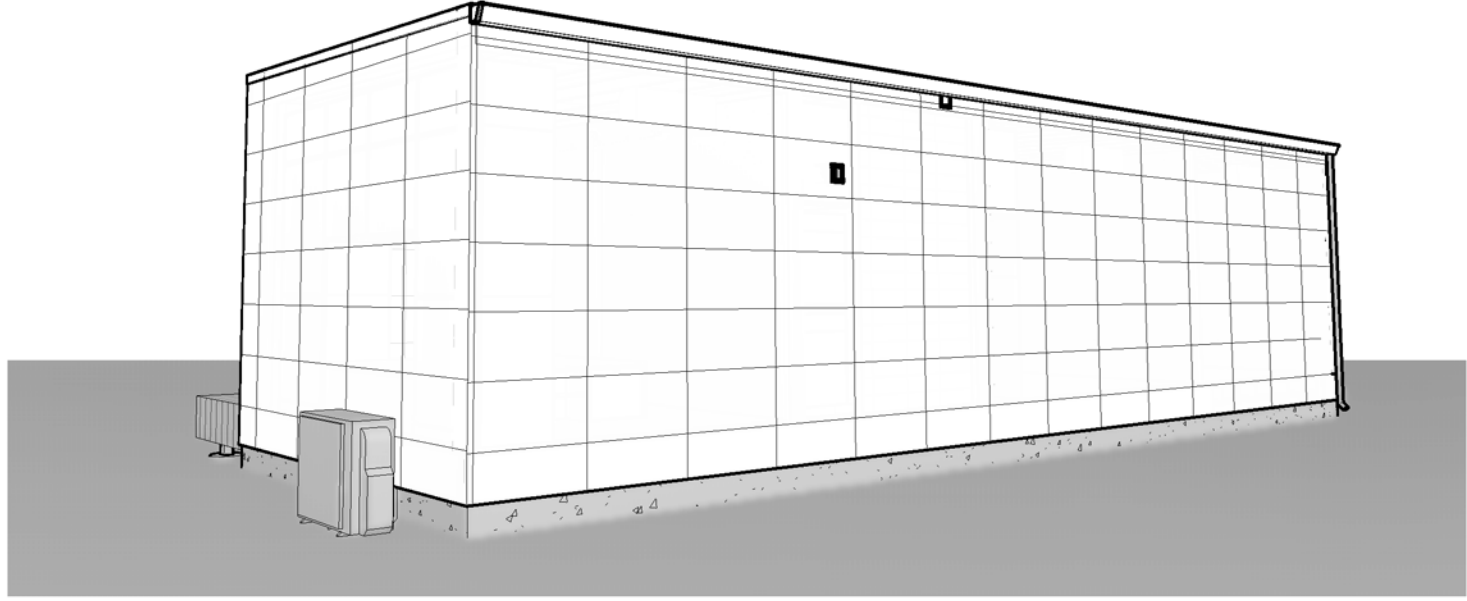
PLAN

G001

THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, COPIING, IMITATION, COMMERCIAL USE OF THE DESIGN OR THESE DRAWINGS IS PROHIBITED. THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.



PERSPECTIVE 4

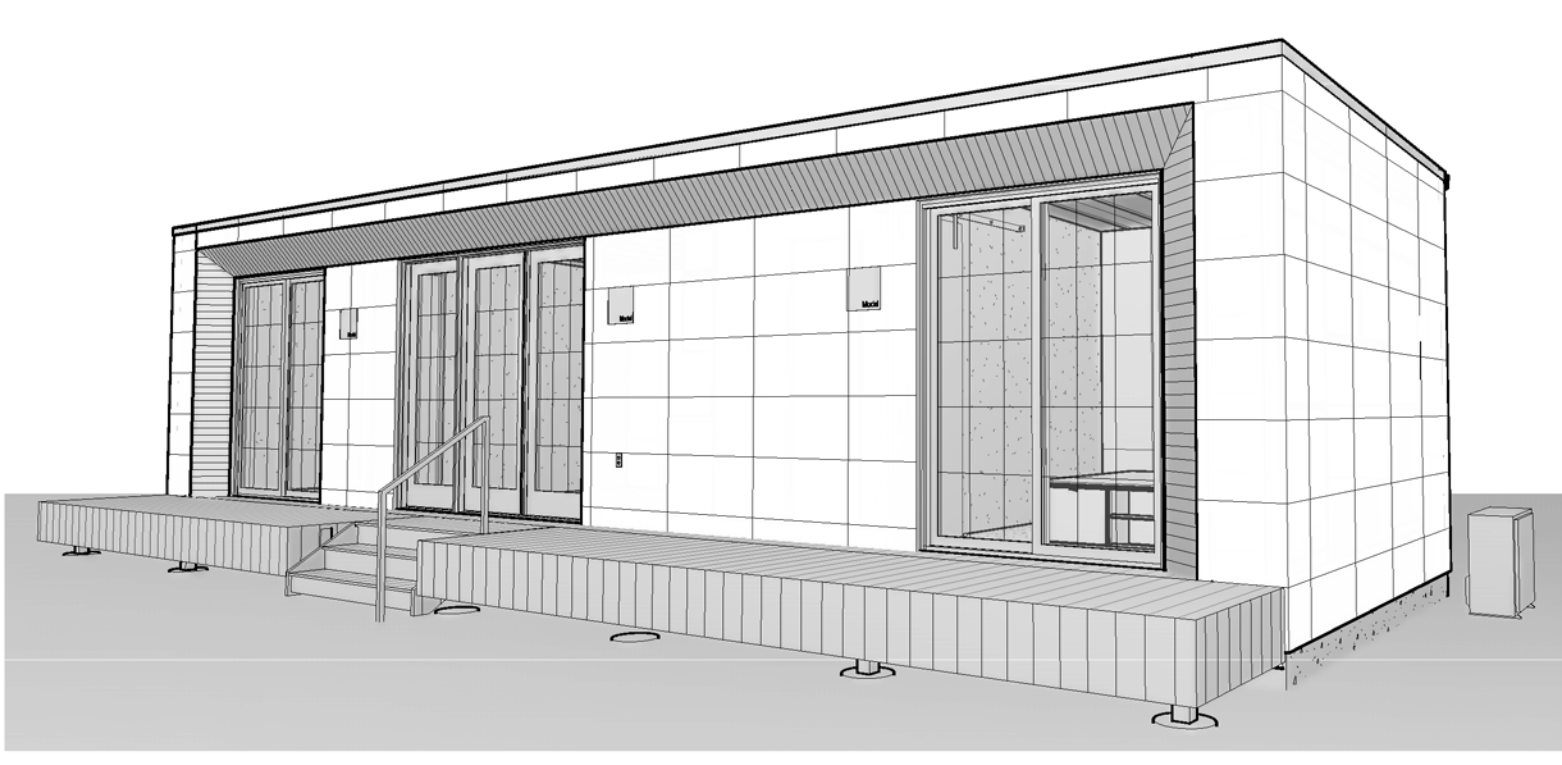


PERSPECTIVE 3

MARK	MATERIAL	MANUFACTURER	COLOR / MODEL #
1	NOT USED	N/A	N/A
2	NOT USED	N/A	N/A
3	VERTICAL WOOD SIDING - 3"	TBD	CLEAR COAT SEALANT
4	HORIZONTAL WOOD SIDING - 3"	TBD	CLEAR COAT SEALANT
5	CONCRETE PANEL	TBD	GREY FINISH
6	PLASTERED FOUNDATION WALL	TBD	COLOR TO MATCH EXTERIOR SIDING
7	MTL. ROOF FLASHING	TBD	BLACK
8	ALUM. GUTTER AND DOWNSPOUT	TBD	BLACK
9	STEEL HANDRAIL	TBD	POWDERCOAT BLACK
10	STAIR RISER	TBD	STAIN TO MATCH DECK FINISH

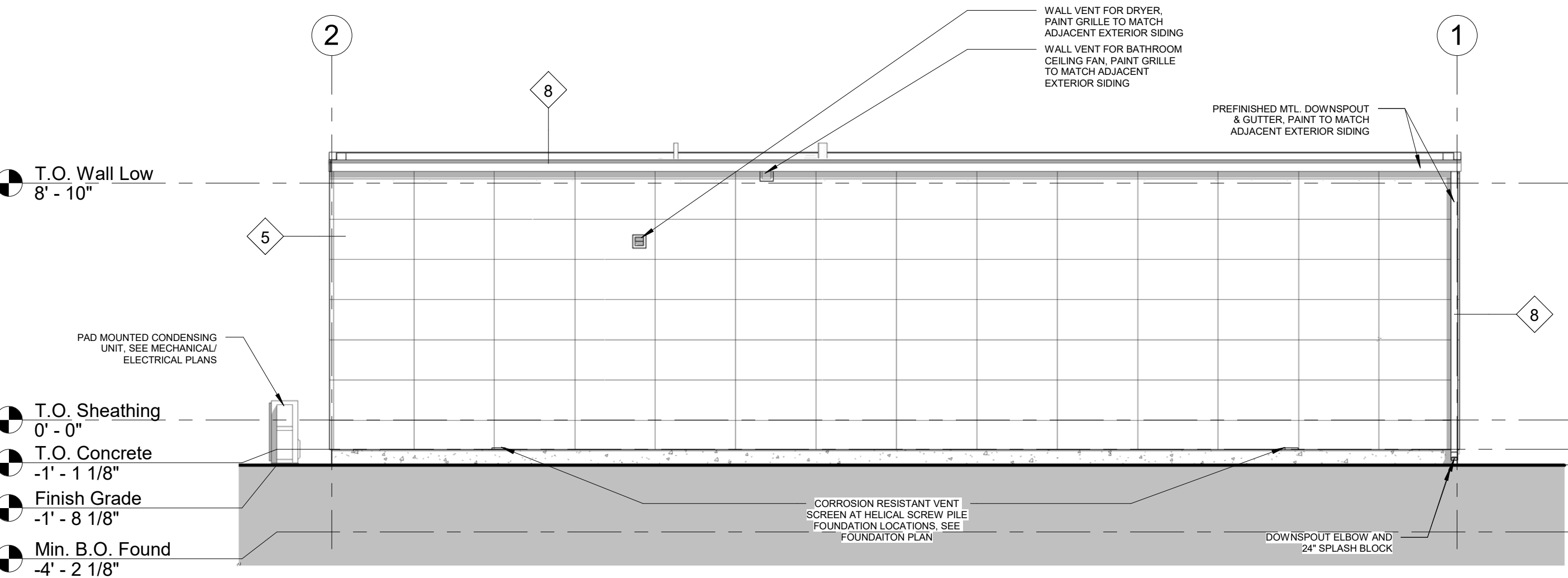


PERSPECTIVE 2

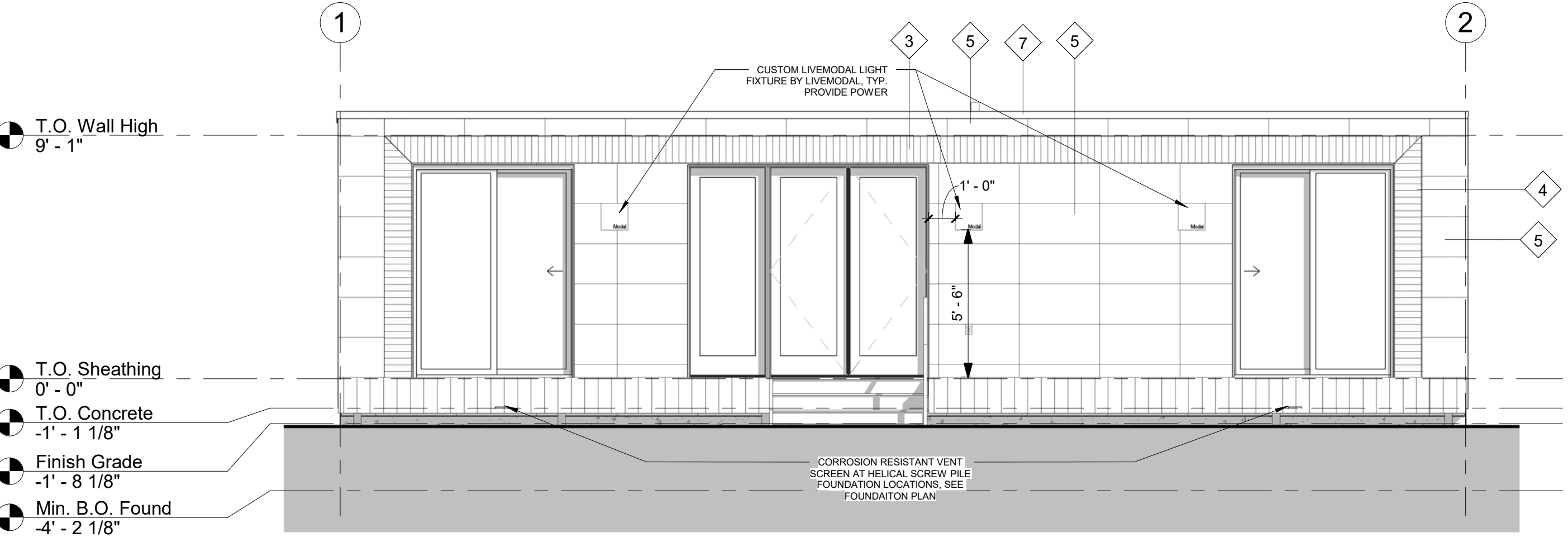


PERSPECTIVE 1

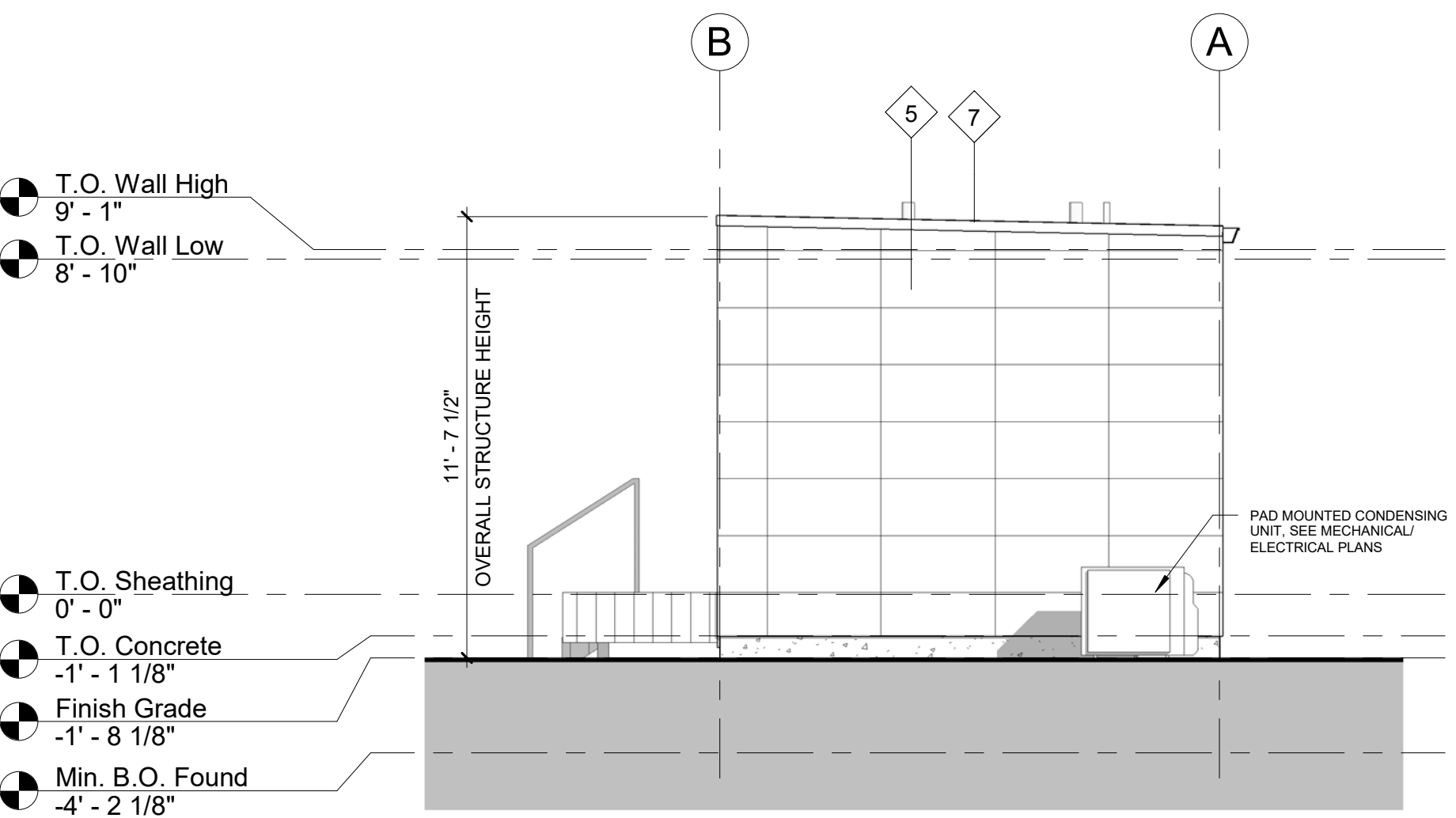
EXTERIOR FINISH SCHEDULE



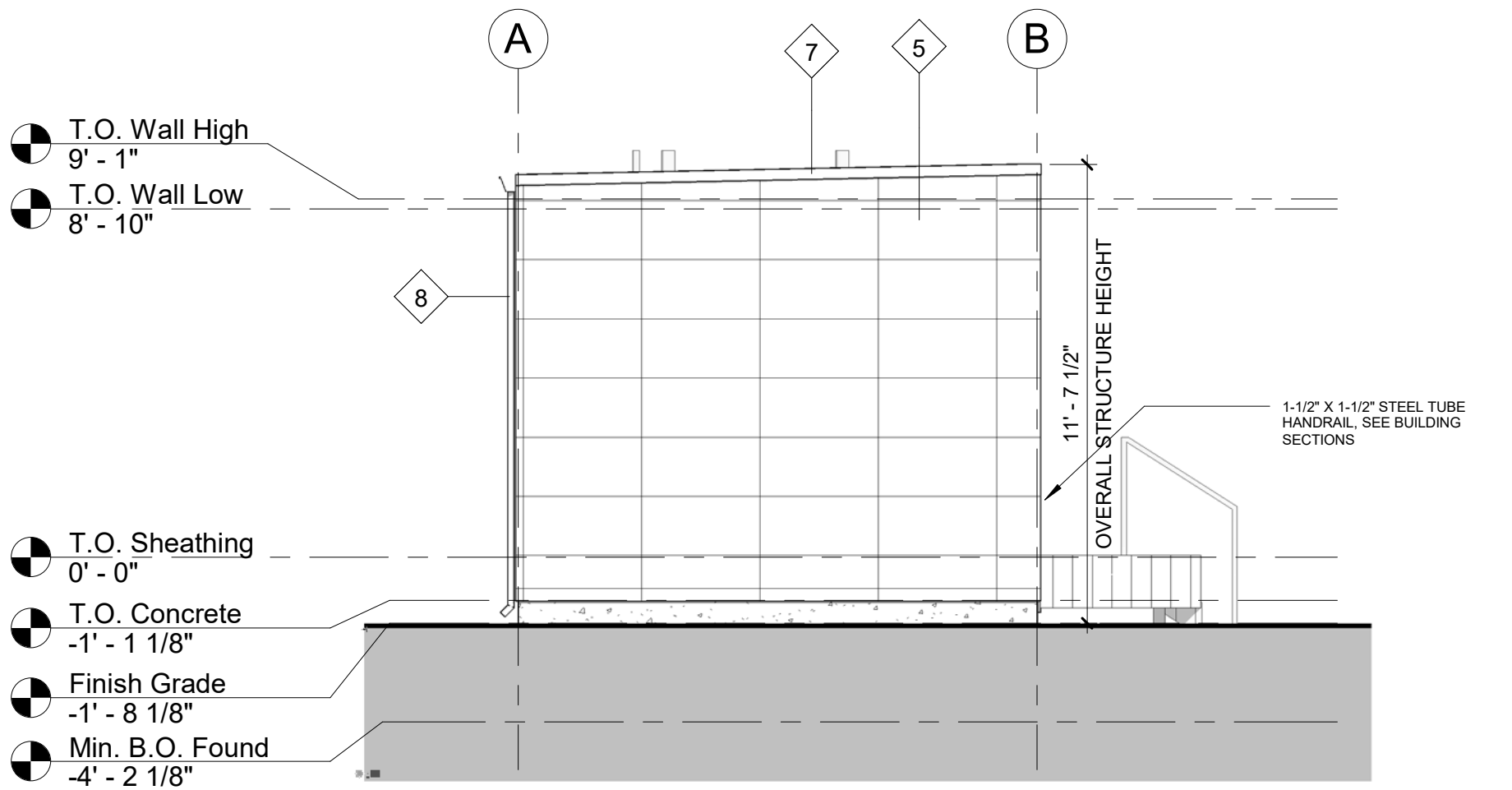
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

GENERAL NOTES - ELEVATIONS

1. WHEN SHOWN IN ELEVATION OR SECTION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE OR TOP OF CEMENT-BASED UNDERLAYMENT, U.N.O.
2. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

RANGE

RANGE ARCHITECTURE | DESIGN
3765 EAST HERMES DRIVE SLC, UT 84124
WWW.RANGEARCHITECTURE.COM 801.694.9150

LIVEMODAL
150 S STATE STREET SLC, UT 84102
WWW.LIVEMODAL.COM

Vocal

MODAL 02 - MCCRILLIS
2321 S Windsor St, Salt Lake City, UT 84106

REVISIONS	
COND. USE	07.29.2020
REVISION SETS	
MARK	DATE
PLOT DATE	07.29.2020
PROJECT	2032
DRAWN BY	IK
CHECKED BY	N/A
SHEET TITLE	

BUILDING ELEVATIONS & 3D VIEWS

A300

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION



Conditional Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:

Received By:

Date Received:

Zoning:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:

2321 Windsor St, SLC, UT 84106

Name of Applicant:

Phone:

Address of Applicant:

132 State St, SLC, UT 84111

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☐ Other:

Name of Property Owner (if different from applicant):

Randy McCrillis

E-mail of Property Owner:

Phone:

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

Filing fee of \$776

Plus additional cost of postage for mailing

SIGNATURE

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

Signature of Owner or Agent:

Andrea Palmer

Date:

SUBMITTAL REQUIREMENTS

Staff Review

☐

1. Project Description (please attach additional sheet)

☐

Written description of your proposal

☐

2. Conditional Use Information (please attach additional sheet)

☐

If applicable, what is the anticipated operating/delivery hours associated with the proposed use

☐☐

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

☐☐

How many employees are expected to work on-site during the highest shift

☐☐

If applicable, how many seats will be provided as part of the conditional use

☐☐

Have you discussed the project with nearby property owners?
If so, what responses have you received?

3. Minimum Plan Requirements

☐☐

One paper copy (24" x 36") of each plan and elevation drawing

☐☐

A digital (PDF) copy of the each plan and elevation drawing

☐☐

One 11 x 17 inch reduced copy of each plan and elevation drawing

4. Site Plan

☐☐

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

5. Elevation Drawing (if applicable)

☐☐

Detailed elevation, sections and profile drawings with dimensions drawn to scale

☐☐

Type of construction and list the primary exterior construction materials

☐☐

Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ 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.

ADU Project Description - 2321 Windsor St

Features

The MODAL 02 is a two-bedroom, one-bathroom, 561-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018).

- 9' tall ceilings
- Built-in furniture
 - Day bed
 - Custom wardrobe
 - Bed frame with integrated storage
- Fully equipped kitchen
 - Dishwasher
 - Refrigerator and freezer
 - Garbage disposal
 - 4-burner electric stove
- Full-size bathroom
 - Washer & dryer
- Front entrance
 - Aluminum clad solid wood single light fixed panel dual action french doors
 - 8' tall by 9' wide
- Bedroom windows
 - 3' tall by 6' wide
- 2-head independently-zoned, ductless mini-split heating, and cooling units
- Efficient LED lighting
- Plug and play utility hookups

Specifications

- Weight: Approx. 25,000 lbs
- Dimensions (L/W/H): 42'-1 3/4"/13'-3 3/4"/11'-7 1/2"
- Foundation: Continuous, full perimeter thickened slab foundation

Materials

Exterior

- Building facade: hardy board cladding, painted gray and sealed.
- 2x6 wood frame construction
- Double plated top and bottom framing

- TPO roofing system with an internal drain
- R53 roofing/flooring insulation
- R24 wall insulation
- Double pane composite windows and doors

Interior

- 13 ply Baltic Birch cabinetry and wall finishes
- Quartz countertops
- Tiled shower surround
- Tiled kitchen backsplash
- Euro glass shower divider
- Forbo Marmoleum flooring

Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 2321 Windsor St, currently a single-family home located in the R-1/5,000 zone.
- The property is 9,692 SQ.FT. and has an existing single-family dwelling with a footprint of 1,621 SQ.FT. and does not exceed more than 50% of the ADU size (561 SQ.FT.).
- Building lot coverage with the proposed ADU will be 28%. This will not exceed the 40% maximum building coverage allowed in the R-1/5,000 zone.
- Rear yard building coverage with the proposed ADU will be 26%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- Setbacks are as follows: rear yard: (15'), side yards: (44'-½" North, 5' South).
- The proposed ADU would be placed 19'-8" behind the primary dwelling and the closest primary dwelling on an adjacent property would be 47'-8 1/4" .
- The entrance for the proposed ADU is oriented towards the north property line and over the 10' requirement for an ADU facing a property line.
- There is an existing detached garage in the rear yard with a footprint of 570 SQ.FT. The unit would be facing the detached garage and would have a separation distance of 20'-7 ½".
- The north elevation will have aluminum clad solid wood single light fixed panel dual action french doors that are 9' wide by 8' high and a 6' wide by 3' high window to both

bedrooms. The south, east, and west elevations have no windows.

- Parking for the ADU occupant will be provided on-street in front of the property.
- The proposed ADU will be 40'-8" away from the nearest fire hydrant and 176'-9" from the nearest fire department access road, measured from the furthest point of the unit.
- Sewer, power, and water service to the ADU will be connected to the existing primary dwelling's utility lines. A televised sewer lateral inspection on the existing sewer lateral was inspected on March 6th, 2020. The inspector found that the 4" sewer has some small offset joints & some hairline cracks in the wye. He didn't see any roots or issues that needed be addressed prior to connecting the ADU's lateral to the existing lateral. All utility design and construction will comply with APWA Standards and SLCPU Standard Practices. All utilities will be separated by a minimum of 5 feet horizontally and 12 inches vertically. Water and sewer lines will be separated by a minimum of 10 feet horizontally and 18 inches vertically.
- To install the unit, we will crane drop the unit in the rear yard.
- The proposed use of the ADU is a rental property. The property owner intends to comply with all applicable laws and ordinances.

ATTACHMENT D: SITE VISIT PHOTOGRAPHS



Top:
Street View of the
Subject Property



Middle:
View of Windsor
Avenue Looking
North



Bottom:
View of Windsor
Avenue Looking
South



Top:
View from the
Alley of the
Existing Detached
Garage



Middle:
View of the Rear
Yard



Bottom:
View of the
Adjacent Alley at
the rear of
Property

ATTACHMENT E: ANALYSIS OF STANDARDS - ACCESSORY DWELLING UNITS

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
Size <i>An 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>	Principal dwelling is approximately 1,621 SF. Fifty percent (50%) of principal dwelling equals approximately 810 SF. Proposed ADU is approximately 561 SF .	Complies
Maximum Coverage <i>The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</i> <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>	Lot size is approximately 9,692 SF. Forty percent (40%) of the lot is approximately 3,876 SF. Primary Dwelling: 1,621 SF Detached Garage: 570 SF Proposed ADU: 561 SF Total Coverage: 2,752 SF The surface coverage of all principal and accessory buildings (including the proposed ADU) is approximately 28% of the lot. Rear yard area: 3,975 SF Detached Garage: 570 SF Proposed ADU: 561 SF Yard Coverage: 28%	Complies
Building Height <i>The maximum height of an accessory building containing an ADU shall not exceed the height of the single-family dwelling on the property or exceed seventeen feet (17') in height, whichever is less.</i>	Height of proposed ADU is approximately 11' - 7" .	Complies
Side or Rear Yard Setbacks <i>New Accessory Buildings [ADU] shall be located a minimum of four feet (4') from any side or rear lot line.</i>	Rear [East] Lot Line: 5' Side [North] Lot Line: 44'-2" Side [South] Lot Line: 5'	Complies
Separation <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>	The proposed ADU is approximately 19' - 8" from the principal dwelling on the same parcel. The nearest single-family dwelling on an adjacent property is approximately 47'-8" .	Complies

<p>Entrance Locations <i>The entrance to an ADU in an accessory building shall be located:</i></p> <p>(1) <i>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.</i></p>	<p>The entrance for the proposed ADU is oriented towards the side [North] property line. The entrance is approximately 44'-2" from the side property line.</p>	<p>Complies</p>
<p>Requirement for Windows <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>There is a 3' by 6' sliding, double-pane window facing the side [north] property line as well as the side façade of the existing detached garage. This window is similar in size and profile as the windows found on the principal structure.</p>	<p>Complies</p>
<p>Parking <i>An ADU shall require a minimum of one on-site parking space.</i></p> <p><i>The parking requirement may be waived if:</i></p> <p>(1) <i>Legally located on street parking is available along the street frontage of the subject property; or</i></p> <p>(2) <i>The subject property is located within one-quarter (1/4) mile of transit stop.</i></p>	<p>The principal dwelling has two (2) off-street parking spaces in an existing detached garage. A legal on-street parking space for the ADU will be provided along Windsor Street.</p> <p>The ADU parking requirement may be waived as there is a legally located on-street parking available along Windsor Street and the subject property is located within a 1/4 mile of a transit stop.</p>	<p>Complies</p>

ATTACHMENT F: ANALYSIS OF STANDARDS – CONDITIONAL USE

21A.54.080: Standards for Conditional Uses

A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: 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 E, the ADU complies with the requirements of 21A.40.200.

Finding: The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

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

Analysis: 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. The proposed ADU meets all the requirements in terms of size, entrance location and parking.

Finding: The proposed use is compatible with the surrounding uses.

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

Analysis: The proposal is located within the Sugar House Master Plan area. The 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 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.

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 included in the Sugar House Master Plan:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighborhoods within the Central Community.

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.

Finding: The uses are consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Effects Determination analysis below).

21A.54.080B: Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Standards	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	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, entrance

		location, parking, etc. as outlined in Attachment E .
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	Complies	The use is located in an area zoned and designated by the Sugar House 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 detached dwellings as permissible on a single residential lot subject to zoning requirements. The associated master plan encourages the use of the accessory dwelling unit ordinance.
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;	Complies	An ADU is residential in nature and the subject property is in a single-family residential neighborhood. The unit will also be relatively compact with a footprint of 561 square feet.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	The scale of the proposal will be compatible with the main house on the property and meets the footprint and height requirements for an ADU. Its location in the rear corner of the site minimizes impacts to adjacent properties.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	Complies	The proposed main house on the subject property has a driveway located off adjacent alley at the rear of the property. No new access points are proposed, and the proposal would not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	Complies	The proposed ADU would be accessed from Windsor Street as well as the adjacent alley. The proposed ADU is also located within ¼ mile of the transit stop located at 2325 S 900 E and has legally located on-street parking. It is not anticipated that the proposed ADU would create any adverse impacts in terms of motorized, nonmotorized and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	Complies	The site is designed for pedestrian and bicycle access. The site plan shows a walking path to the proposed ADU.
8. Access to the site does not unreasonably impact the	Complies	There is vehicular access to the site. No unreasonable impacts to the service

service level of any abutting or adjacent street;		level of the adjacent streets is anticipated.
9. The location and design of off-street parking complies with applicable standards of this code;	Complies	One (1) parking space would be legally located along Windsor Street for the proposed ADU. Additionally, a Utah Transit Authority bus stop (2325 S 900 E) is approximately .1 miles from the subject property. Parking for the proposed ADU may be waived because of the availability of on-street parking in front of the subject property or ¼ mile proximity to a transit stop.
10. Utility capacity is sufficient to support the use at normal service levels;	Complies	The Public Utilities department had no issues with the proposal.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	Complies	The surrounding properties are all residential uses and the proposed use is also residential. The property currently has a vinyl fence along the property lines, and this provides screening from the adjacent properties.
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;	Complies	The use does not negatively 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.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	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; and	Complies	Signs are not associated with this proposal. The proposed ADU does not have any light source adjacent to the alley that would cause negative impact to the alley. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The property is not located within a Local Historic District and the proposal does not involve removal of any historic resources or structures.

Finding: In analyzing the anticipated detrimental effects of the proposed ADU, Staff finds that with the conditions identified in the analysis, the request complies with the criteria listed above.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Meetings:

- The Sugar House Community Council held a virtual meeting on September 21, 2020 to discuss this project and gather public comment. Staff as well as the applicant were in attendance. During the meeting, the applicant discussed the project and answered questions related to the project. Staff was in attendance to answer planning process and zoning related questions. Public raised concern over parking.

Public Notice:

- Early notice of application mailed on August 19, 2020
- Public hearing notice mailed on August 19, 2020
- Public hearing sign posted on the property on November 5, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 5, 2020


Public Comments:

- At the time of this publication, staff has received a letter with comments provided by Judi Short, Vice Chair, Sugar House Community Council. That letter is attached below.
- Any additional comments received after the publication of the staff report will be forwarded to the Planning Commission.



May 13, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair 

RE: PLNPCM 2020-00512 Conditional Use Request for an ADU

The Sugar House Community Council did its usual review of this land use request. We put the project on our website, with a comment form for people to give us feedback. We made a flyer and put it on the porches of homes on the two side streets, and included a link to the project and feedback form. We received two comments, which are attached. We also put this in our newsletter, which reaches about 1800 people, and it was on the agenda for our virtual LUZ meeting on September 21.

We were not provided with any sort of drawing for this project, so assume it is the standard Modal Accessory Dwelling Unit. Salt Lake City has received a request from Andrea Palmer with Modal, representing the property owner, seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached structure at approximately 2321 S Windsor Street in the R-1/5,000 Single-Family Residential zoning district. The ADU will be located in the rear yard of the subject property. The ADU will measure approximately 561 square feet and will measure a height of approximately 11 feet 7 inches.

The request is to build an ADU at this address. This parcel is zoned R1/5000.

We had two comments, one who was not a neighbor said this seems like an ideal situation. The other, who is a neighbor, said she is opposed to this type of dwelling in her neighborhood., mostly because the alley is a mess, it is very narrow, and they don't need more traffic. And once again, this will be a market rate unit. The stated hope of SLC that these ADUs will bring down rents has yet to be achieved and all the downsides of increased density have yet to be mitigated.

We see no reason for you to deny this application.

Enclosures

Comments from the website or
Flyer

COMMENTS 2579 PARK STREET ADU

From: Thea Brannon <[REDACTED]>
Subject: 2579 S Park Street Website Feedback

Message Body:
Seems like an ideal situation for an ADU

Your Address:
1768 E. Wilson Ave

From: Margaret Thornton <[REDACTED]>
Subject: 2579 S Park Street Website Feedback

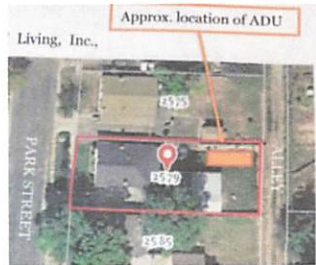
Message Body:
I am opposed to this type of dwelling in our neighborhood. As you know, the Nibley Park area is an historic one. We have some grandfather rules which apply to us and we would like to not lose them. i.e. How would this person like it if their neighbor decided to raise 100 chickens?

I am opposed to this dwelling as it must access it from our alley. These alleys are not paved, not wide enough and none of us want any traffic behind our homes.

We need to keep the integrity of our neighborhood. "Small Homes belong on reality TV, not our family communities.

Your Address:
2591 S Park St

2578 S PARK ST ACCESSORY DWELLING UNIT



The applicant is requesting a Conditional Use to construct an Accessory Dwelling Unit at the 2579 S Park Street. The ADU is proposed to be detached from the house and will be located at the rear yard. The ADU will be 432 square feet, include one-bedroom and be 11 feet in height. A single-family house is currently on the subject property. One parking space is provided on-site for the ADU.

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal may be on the agenda of the Sugar House Community Council Land Use and Zoning Committee April 20 at 7 p.m. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

If we don't get any comments, we may not put this on the agenda, we have 7 Land Use items for that hour, and it is impossible to do them all.

The plans and the regulations for an Accessory Dwelling Unit are below:

Go here to review the plans and provide a comment.

<https://www.sugarhousecouncil.org/adu-2579-s-park-street/>



www.sugarhousecouncil.org

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www.sugarhousecouncil.org

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Fire (Doug Bateman at douglas.bateman@slcgov.com)

Fire access roads shall be provided to within 150-feet of all structures on the parcel with a few exceptions. When there are more than 2 R-3 or U occupancies and they do not meet the 150-foot distance to fire access roads, the structures that do not meet the distance shall be provided with fire sprinklers. An alternate means and methods application shall be submitted, reviewed and approved through this office. When submitting the AMM include the application and a site plan of the project

When submitting the building permit documents, please provide a deferred fire agreement for the fire sprinklers.

Fire hydrant shall be located within 600-feet of all first story exterior portions of the structures on the parcel.

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

If any work is to occur in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering. This can be done by a licensed contractor who has a bond and insurance on file with SLC Engineering, or by the resident who submits homeowner's insurance.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

The ADU requires one additional parking space which they have indicated will be on street, which is acceptable.

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

No issues with the proposed ADU as proposed.

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

Construction appears to be made of a shipping container. Off site fabrication of dwelling is not advised.

Construction of dwelling to be done at address and inspected onsite per compliance of the International Residential Code 2015 and local jurisdiction ordinances.

Documents for application review will need to include insulation and energy properties, plumbing locations, site plan to include utility location, foundation drawings with drainage and parking area with structural documents supplied by a Utah registered structural engineer.

Zoning (Scott Browning at scott.browning@slcgov.com or 801-535-7283)

No zoning issues.