

# Sheffield Accessory Dwelling Unit (Conditional Use)



Planning Petition Information for PLNPCM2021-00805

**Request Type:** Conditional Use for an Accessory Dwelling Unit

**Location:** 1364 South Emigration Street

**Zone:** R-1/5,000 Single Family Residential District

**Overlay District:** None

**Council District:** #6, Dan Dugan

## What is the request?

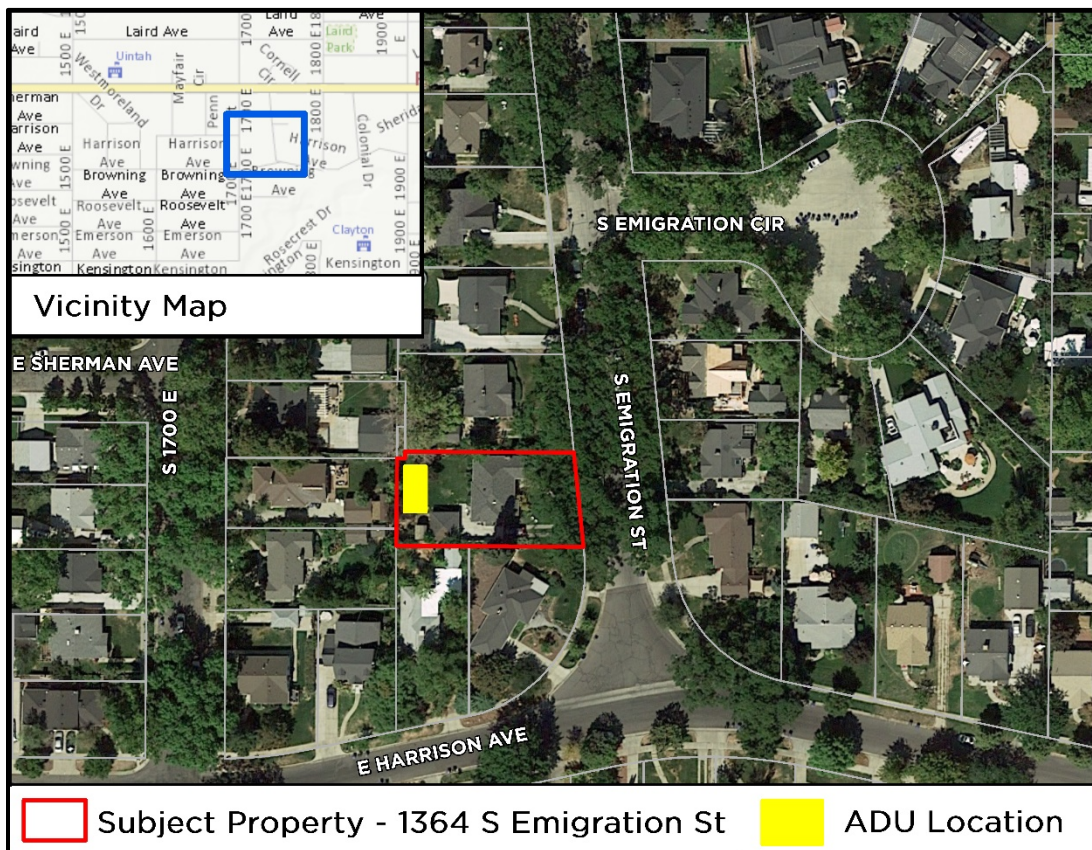
Andrea Palmer of Modal Living, representing the property owner, has requested conditional use approval for a 12-foot tall, 553-square-foot accessory dwelling unit (ADU) that will be situated in the rear yard of the property located at 1364 South Emigration Street. The property is zoned R-1/5,000, Single Family Residential District, where ADUs that are separate from the primary structure must be processed as a conditional use.

## What is an accessory dwelling unit (ADU)?

An accessory dwelling unit (ADU) is a complete secondary residential unit that can be added to a single-family residential lot. ADUs can be attached to or part of the primary residence or be detached as a separate building in a backyard or a garage conversion. An ADU provides completely separate living space including a kitchen, bathroom, and its own entryway.

## Where is the project located?

The proposed accessory Dwelling Unit (ADU) will be located in the rear yard of the property located at 1364 South Emigration Street. A site plan is included at the end of this information sheet.



## Why is this request going through a planning process?

Accessory dwelling units (ADUs) within buildings that are completely separate from the primary residence require conditional use approval (by the Planning Commission) in the R-1/5,000 Single Family Residential District. This means that because of their unique characteristics and potential impacts on surrounding neighbors, ADUs may require certain conditions that mitigate or eliminate their negative impacts. Unless it is impossible to apply conditions to mitigate any negative impacts, conditional uses (like ADUs) must be approved by the Planning Commission.

## What are the next steps?

- Notice of this application has been sent to the Chair of the Wasatch Hollow Community Council, where the property is located, and the Chair of the Yalecrest Neighborhood Council, which is within 600 feet of the project, who may choose to schedule the matter at an upcoming meeting. Information regarding community councils can be found at <https://www.slc.gov/community-councils/>.
- Notice has also been sent to property owners and residents within 300 feet of the project.
- Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled. During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.
- If the Planning Commission approves the request, the applicant will be able to submit a building permit for the project, which would be reviewed by the Building Services Division.

## Where can I get more information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at [bit.ly/slc-openhouse-00805](http://bit.ly/slc-openhouse-00805)
2. Click "Additional Information"
3. Click any applicant-submitted item to download submitted plans

If you have any questions or comments regarding this proposal, please contact:

**Aaron Barlow**, Principal Planner  
[Aaron.barlow@slcgov.com](mailto:Aaron.barlow@slcgov.com)  
(385) 386-2764

