



Detached Accessory Dwelling Unit (ADU) at 1331 South Emigration Circle

Planning Petition Information for PLNPCM2022-00590

Petition Number: PLNPCM2022-00590

Application Type: Conditional Use Permit: ADU in a Single-Family Residential Zone

Location: 1331 South Emigration Circle

Zoning District: R-1-5000 Single Family Residential

Overlay District: Groundwater Source Protection

Recognized Organization District: Wasatch Hollow Community Council



Image above – aerial view of the project site and vicinity

What is the request?

Russell Morley, the property owner, has submitted an application for a conditional use permit a new, detached Accessory Dwelling Unit (ADU) at 1331 South Emigration Circle in the R-1-5000 Single Family Residential. The new structure will be located to the rear of the home, in the northwest corner of the property (see site plan below). The proposed ADU's livable area would measure about 400 SF in size with a total footprint of about 700 SF (this includes a proposed porch area on the eastern and southern sides of the ADU). The proposed structure will measure approximately 16 feet in height, measured from

finished grade. Parking for the ADU will be provided by existing, legal, on-street parking along the street frontage of the property on Emigration Circle.

The property is located in the R-1-5000 Single Family Residential zoning district where an ADU is listed as a Conditional Use. The Conditional Use process looks at compatibility, location, configuration, and potential impacts of the request. The proposed ADU will also be subject to the specific development regulations for ADU's located in section 21A.40.200 of the zoning ordinance. This section regulates all requirements for ADUs, including size, height, location, distance to other primary structures, windows/openings as well as owner occupancy requirements.

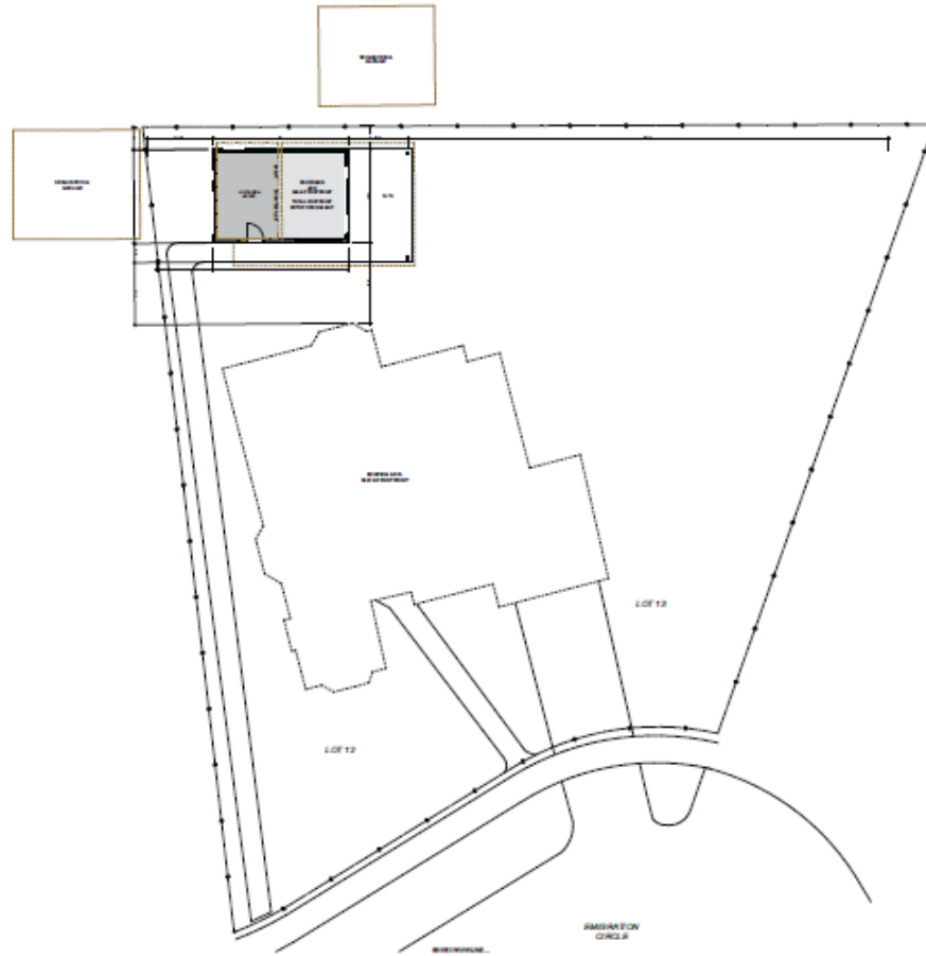


Image above - Site plan of the property including the proposed ADU (submitted by the applicant).

What are the next steps?

- Notice of this application has been sent to the Chair of the Wasatch Hollow Community Council, which is the recognized organization district in which the project site is located. The Council may choose to schedule the project for discussion at an upcoming meeting. Please contact the Chair of this organization to determine whether they will review the petition and the details of the meeting (if applicable). You can reach out to them using the following contact information:
 - Donald Emerson/ whccadmin@wasatchhollowcc.org
- Notice of this application has also been sent to the Chair of the Yalecrest Neighborhood Council, which district's boundaries are within 600 ft. of the subject property. They may also choose to discuss the proposal at an upcoming meeting. Please contact the chair of this organization to determine whether the community council will review this petition and the details of the meeting (if applicable). The contact information for this group is below:
 - Janet Hemming / yalecrestslc@gmail.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. 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.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional 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 <https://www.sl.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the "Active Online Open Houses" section
3. Click "Additional Information"
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** October 3rd, 2022
- **End of Comment Period:** November 4th, 2022

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