



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Caitlyn Miller, Principal Planner, caitlyn.miller@slcgov.com or 801-535-7706
Date: June 24, 2020
Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2020-00157)

Conditional Use

PROPERTY ADDRESS: 2579 South Park Street
PARCEL ID: 16-16-404-010-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: R-1/5,000 (Single Family Residential)

REQUEST: Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 425-square foot accessory dwelling unit (ADU) to be located to the rear, northeast corner of the property at approximately at 2579 South Park Street. The property zoned R-1/5,000 (Single-Family Residential), where ADUs must be processed as a conditional use.

RECOMMENDATION: Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the ADU with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

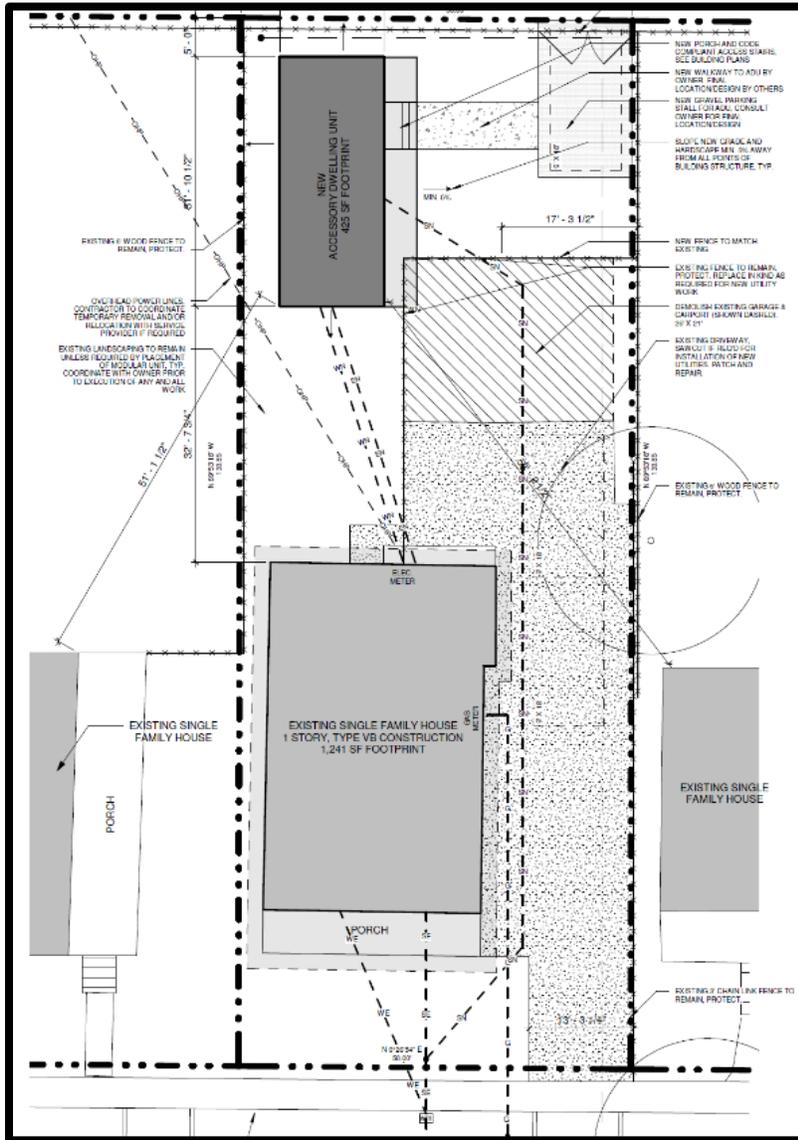
1. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.
2. The ADU cannot be used as a short-term rental.
3. Approval is for the specific conditional use discussed and identified in the staff report. All applicable zoning regulations and requirements from other city departments still apply.

ATTACHMENTS:

- A. [Vicinity Map & Property Photos](#)
- B. [Application Materials](#)
- C. [ADU Zoning Standards](#)
- D. [Conditional Use Standards](#)
- E. [Public Process & Comments](#)

PROJECT DESCRIPTION:

The proposed project is for the construction of a detached accessory dwelling unit (ADU) located in the rear, northeast corner of the property at approximately 2496 South Park Street. The ADU will be 425-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' in height. Parking will be accommodated on the driveway.



Site Plan

The primary exterior building material is stamped concrete. Two sliding doors will be located on the front of the ADU facing the south property line. A smaller horizontally oriented window with opaque glass will also be located on the east side of the ADU facing the rear property line. The ADU itself sits 5 feet from the rear (east) property line and 5 feet from the side (north) property line. Single-family homes are located to the north, south, east and west of the subject property.

PLANNING COMMISSION REVIEW:

The property is in the R-1/5,000 zoning district, which is a single-family zoning district. Conditional use approval is required for any ADU located in a single-family zone. Notice was sent to property owners and tenants within 300 feet of the site on March 13, 2020, and no comments were received. Notice was also sent to the Sugar House Community Council (SHCC). The SHCC requested that the applicant present at their monthly meeting. The Applicant presented the proposed ADU at the April 20, 2020 meeting of the SHCC Land Use Committee. For complete analysis and findings concerning the Conditional Use standards, please refer to [Attachment D](#).

NEXT STEPS:**Approval of Conditional Use**

If the request is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all the conditions of approval are met including the registration process requirements outlined in 21A.40.200.F 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 the Planning requests are denied, the applicant would not be able 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 to the midpoint or 12 FT for a flat roof.

ATTACHMENT A – VICINITY MAP & PROPERTY PHOTOS

Vicinity Zoning Map



Figure 1: Vicinity map



Figure 2: Subject Property viewed from Park Street



Figure 3: Neighboring home to the south



Figure 4: Neighboring house to the north



Figure 5: Neighboring homes to the west

ATTACHMENT B – Application Materials

ADU Project Description - 2579 S Park St

Features

The MODAL 01 is a one-bedroom, one-bathroom, 432-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
- Composite glass front door & bedroom entrance
 - 8' tall by 6' wide
 - 8' tall by 9' wide
- 2-head independently-zoned, ductless mini-split heating, and cooling units
- Efficient LED lighting
- Plug and play utility hookups

Specifications

- Weight: 10 Tons/20,000 lbs
- Dimensions (L/W/H): 32'/13'-6"/11'
- Foundation: Continuous, full perimeter thickened slab foundation

Materials

Exterior

- Building facade: Concrete board cladding
- 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
- 3Form custom shower surround and kitchen backsplash
- Euro glass shower divider
- Engineered hardwood flooring

Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 2579 S Park St, currently, a single-family home located in the R-1/5,000 zone.
- The property is 6,534 SQ.FT. or .15 acres and has an existing single-family dwelling with a footprint of 1,066 SQ.FT. and does not exceed more than 50% of the ADU size (432 SQ.FT.).
- Existing lot coverage with the primary dwelling and detached carport/garage is 25% and with the ADU and carport/garage demolition, 23%. This will not exceed the 40% maximum building coverage allowed in the R-1/5,000 zone.
- Existing rear yard coverage is 17% and with the ADU, 13%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- The maximum height of the single-family dwelling is 19' and will not exceed the height of the ADU, 11'.
- Setbacks are as follows: rear yard: (4'), front yard: (97'-3"), side yards: (4' N, 32'-6" S).
- The proposed ADU would be placed 28'-6" behind the primary dwelling and the closest primary dwelling on an adjacent property is 44'-10".
- The entrance for the proposed ADU is oriented towards the south property line and is within the 10' distance requirement between an ADU entrance and a property line.
- The south elevation will have an 8' tall by 6' wide glass sliding door for the entryway and an 8' tall by 9' wide sliding glass door to the bedroom. The east elevation will have a 2' tall by 7' wide clerestory window to provide for additional light while providing privacy for adjacent properties. The north and west elevations have no windows.

- Parking will be made available for the ADU occupant in the rear yard, accessed from the alleyway.
- The proposed ADU will be 154' - 5" away from the nearest fire hydrant, 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 was performed on the existing sewer line on November 13th, 2019. The city inspector found that the nose on looked to be in good condition although there were many joint separations in the old cast. To connect to the existing lateral, he is requiring a liner from the transition to the main and due to the build-up of calcium and other material from the transition to the home, it will need to be cleaned and worst-case replaced. Our plan is to line the existing sewer lateral prior to connecting a new line to the ADU.
- To install the unit, we will crane drop the unit in the rear yard.
- The homeowner plans to live in the ADU and rent out her primary dwelling.



Salt Lake City Public Utilities
SEWER LATERAL TELEVISION INSPECTION WORK ORDER
 Salt Lake City, UT 84115
 801-483-6727

Work Order ID: **1122303**
 Activity: **TELEVISION INSPECTION**
 Address / Location: **2579 S PARK ST**
 Submit to: **BACKUS, BRANDON**

Date Permit Issued: 11/06/2019
 Issued By: **SPEED, KATHERINE**
 Sewer Lateral ID: **4850661**
 Finished Date: 11/20/2019 2:18:40PM

Contractor Information:

NAME: **FRIENDLY PLUMBER** OFFICEPHONE: _____

ADDRESS: **347 W 3000 S**

CITY, STATE, ZIP **SLC UT 84115**

Contact Name: **FRIENDLY PLUMBER / JAREN** Contact Cell #: **801-953-5868**
 Owner's Name: _____
 Subdivision: _____

Fees:

Inspection Fees: \$ **30**

Receipt/PUT #: **PUT2019-01819** Amount Paid: \$ **30**

Pipe Size: **4**
 Pipe Type: **VCP**

Pass (Y/N): _____

Instructions:
 TV INSPECT

Comments

TV'd to the main from inside the basement. The nose on looks to be in good condition. Lots of joint separation in the old cast. For the resident to connect to the existing lateral, I'm requiring a liner from the transition to the main and due to the build up of calcium and other material from the transition to the home, that will need to be cleaned and worst case replaced.

Final Inspection Date & Time: **11/13 @ 2:00**

Authorized Signature: _____

54-8a-3.5. Excavation-related information included with construction and building permit. Any entity issuing a permit for building or construction that may require excavation may, and is encourage to, include a notice on or with a permit stating, "Attention, Utah law requires any excavator to notify the owner of underground facilities 48 hours before excavating and comply with Utah Code Title 54, Chapter 8a, Damage to Underground Utility Facilities.

ATTACHMENT C – ADU ZONING STANDARDS

21A.40.200 – ACCESSORY DWELLING UNITS:

ADU STANDARDS	PROPOSED	COMPLIES ?
<p>SIZE: ADU footprint shall not exceed 50% of footprint of principal dwelling, up to a maximum of 650 sf.</p>	<p>The footprint of the principal dwelling on the property is 1,241 square feet and the footprint of the proposed ADU is 425 square feet, or approximately 34% of the footprint of the principal dwelling.</p>	Complies
<p>MAXIMUM COVERAGE: The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area.</p>	<p>Lot Size: 6,692 Sq. Ft. (0.15 Acres) Primary Dwelling: 1,241 Sq. Ft. Proposed ADU: 425 Sq. Ft.</p> <p>Proposed coverage of combined principal and accessory structures on the lot is 1,804 square feet or 25% of the total lot area.</p>	Complies
<p>HEIGHT: Shall not exceed the height of the single-family dwelling on the property or 17 feet, whichever is less.</p> <p>*If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 feet if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4 feet if the side or rear lot line is adjacent to an alley.</p>	<p>The height of the proposed ADU will be 11' tall.</p>	Complies
<p>SETBACKS: New accessory structures shall be located a minimum of 4 feet from any side or rear lot line.</p>	<p>The proposed ADU will be located 5 FT from the rear lot line, and 5 FT from the north side and 31 FT 8 IN from the east side lot line.</p>	Complies
<p>SEPARATION: Shall be located a minimum of 10 feet from any primary dwelling on the property or adjacent property</p>	<p>The proposed ADU will be located approximately 32 FT 7.75 IN from the house on the property and the closest house on an adjacent property is approximately 51 FT 1.5 IN.</p>	Complies
<p>ENTRANCE LOCATIONS: The entrance to an ADU in an accessory building shall be located:</p> <p>(1) Facing an alley, public street, or facing the rear façade of the single-family dwelling on the same property. (2) Facing a side or rear property line provided the entrance is</p>	<p>The proposed entry is facing the south side lot line and does not have any exterior stairs.</p>	Complies

<p>located a minimum of ten feet (10') from the side or rear property line.</p> <p>(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.</p>		
<p>REQUIREMENTS FOR WINDOWS:</p> <p>(1) Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. 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.</p> <p>(2) 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.</p>	<p>Proposed windows meet building code requirements for egress. Windows are similar in dimension and design as the windows on the principal structure.</p>	<p>Complies</p>
<p>PARKING: Minimum of one parking space on site</p> <p>*This requirement may be waived if there is legal on-street parking along the street frontage of the property OR if the property is within ¼ mile of a transit stop.</p>	<p>There is an existing 2-car garage on the site that will be demolished and an off-street parking spot has been designated in the rear of the property for the ADU.</p>	<p>Complies</p>

ATTACHMENT D – CONDITIONAL USE STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: 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 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 C](#), 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 is anticipated in the R-1/5,000 zoning district and is 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 ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property. All the surrounding uses are single-family residential homes and the proposed ADU is also a residential use.

Finding: The proposed development and use is generally compatible with the surrounding uses. It is a residential use located in a residential neighborhood.

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 Planning Area. The Sugar House Community is characterized by stable residential neighborhoods with unique architectural styles and development patterns. 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 aspiration of the Sugar House Master Plan to “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.

Finding: The proposed use is 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 Impacts Chart below for details).**

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the Planning Commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
<p>1. This title specifically authorizes the use where it is located</p>	<p>Complies</p>	<p>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 C.</p>
<p>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</p>	<p>Complies</p>	<p>The use is located in an area zoned and designated by the associated master plan for low density residential. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is</p>

		consistent with the purpose of the ADU ordinance and supports goals outlined in Growing SLC: a Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the 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	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 425 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. Though it has a flat roof unlike neighboring homes, it does not exceed the 17-foot height limit for ADUs. Its location in the corner of the site that 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 main house will be accessed from Park Street and the ADU will be accessed from the unnamed alley to the rear of the subject property.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	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	Complies	The proposed ADU will not affect circulation for pedestrians and bicycles in the area. A concrete walkway (shown on the site plan) is proposed to lead from the driveway to the ADU.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed ADU proposed an off-street parking space with internal circulation to mitigate unreasonable impacts on the street.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	An off-street parking space is provided on the property. Tandem parking is allowed for ADU's per 21A.40.200.E.G.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	Public Utilities supports the conditional use.
11. The use is appropriately screened, buffered, or separated	Complies	The surrounding properties are all residential uses and the proposed use is also residential.

from adjoining dissimilar uses to mitigate potential use conflicts		
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 significantly impact sustainability plans. Environmental impacts are not anticipated to be associated with the proposal.
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 as they are also residential.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	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.
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 or any historic resources or structures.

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

ATTACHMENT E – 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:

- March 13, 2020 – Notice of the proposed ADU was provided to the Sugar House Community Council as well as property owners and residents within 300 FT of the project.
- April 20, 2020 – Staff attended the virtual Sugar House Community Council meeting on April 20, 2020. The applicant presented and answered several questions that were raised. Generally, the SHCC is not supportive of ADU's in their area. For this ADU, the community council voted in favor of approving the request.

A formal letter reporting the council's position is attached. The primary concerns are that of increased traffic, parking, and population in the area. The council indicated one neighbor spoke out in opposition and another resident (seemingly not nearby the project) voiced their support.

Notice of the public hearing for the proposal included:

Public hearing notice mailed June 3, 2020.

Public notice posted on City and State websites and Planning Division list serve on June 11, 2020

Public hearing notice posted on June 10, 2020.

Public Input:

Besides the Sugar House Community Council's attached letter, no other formal public comments have been submitted to date.



May 13, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair 

RE: PPLNPCM2020-00157 Conditional Use Request for an ADU at 2579 S Park Street

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 a number of comments, which are attached. We also put this in our newsletter, which reaches about 1800 people, and it was one of the seven land use projects on the agenda for our virtual LUZ meeting on April 20.

The request is to build an ADU at this address. This will be a standard Modal Living, Inc., building, detached from the house and located in the rear yard. The ADU will be 432 square feet and 11' tall. One parking space is provided on site. The site looks very crowded, but the existing carport will be removed, and the parking space for the ADU will be on the parcel accessed off the alley. This parcel is zoned R1/5000. The two documents we received had differing zones listed, one said it was R 1/7000. I have asked at least several times to have clear readable plans, and the folks from Modal should be paying attention. There is one drawing, and the quality is so poor that I can't read it, even when I use Adobe and blow up the screen. We expect they can take the time to put all the proper dimensions on the drawings in the future. The LUZ meeting revealed that the rear lot coverage is 23%.

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. 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.

Enclosures

Comments from the website or emails
Flyer



April 23, 2019

Dear Sugar House City Planning Commission:

Re: Request for Conditional Use Permit for an ADU at 2579 S Park Street

The Sugar House Community Council did its usual review of this land use request. We put the project on our wish list for a future site visit and put it on the calendar for a future site visit. We made a flyer and put it on the calendar for a future site visit. We received a number of comments, which we have included in the project and feedback form. We received about 1800 people, and it was one of the largest meetings on the agenda for our annual LUC meeting on April 30.

The request is to build an ADU on the south side. This will be a standard modular building, detached from the main house and located in the back yard. The ADU will be 432 square feet and 11 feet tall. One parking space is provided on site. The existing outcrop will be removed, and the parking space for the ADU will be on the outcrop. The two documents we received had different dimensions. The parcel is zoned R 12500. The lot is 11700. I was asked at least several times to have clear readable plans, and the lots from Mountain View are very clear. There is one drawing, and the quality is so poor that I can't read it even when I use a magnifying glass. The exact dimensions are 11700 by 11700. The exact dimensions are 11700 by 11700. The exact dimensions are 11700 by 11700.

We had two comments, one who said this seems like an ideal situation. The other, who is a neighbor, said they opposed to the project, which is in the neighborhood. And once again, this will be a market rate unit. The 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 realized.

Comments from the website or emails
Flyer

COMMENTS 2579 PARK STREET ADU

From: Thea Brannon <theabrannon@yahoo.com>

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 <wcmthorn@gmail.com>

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

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.

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www.sugarhousecouncil.org

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Google Maps 2579 S Park St E



Map data ©2020 Google

100 ft