



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Rylee Hall, Principal Planner
rylee.hall@slcgov.com or 801-535-6308
Date: August 10th, 2022, Published August 4th, 2022
Re: PLNPCM2022-00387 – Detached Accessory Dwelling Unit

Conditional Use Permit

PROPERTY ADDRESS: 2156 South Oneida Street

PARCEL ID: 16-22-107-013-0000

MASTER PLAN: Sugar House

ZONING DISTRICT: R-1-12,000 Single Family Residential Zone

COUNCIL DISTRICT: District 7, Amy Fowler

REQUEST:

Tracy Stocking, representing the property owner, is requesting conditional use approval to establish a 606-square foot accessory dwelling unit (ADU) within a new, detached accessory structure on property located at 2156 S Oneida St. The structure will be approximately 16 ft. in height and located to the rear of the property behind the principal structure.

RECOMMENDATION:

Planning Staff finds the project generally meets the applicable standards of approval and no detrimental effects are expected, therefore Staff is not recommending any conditions of approval. Staff recommends the Planning Commission approve the Conditional Use for the ADU as presented.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Site Photos](#)
- C. [ATTACHMENT C: Application Materials](#)
- D. [ATTACHMENT D: Zoning Standards for ADUs](#)
- E. [ATTACHMENT E: Conditional Use Standards](#)
- F. [ATTACHMENT F: Department Review Comments](#)
- G. [ATTACHMENT G: Public Process & Comments](#)

PROJECT DESCRIPTION

Tracy Stocking, representing the property owner, is seeking approval of a conditional use permit to establish an accessory dwelling unit (ADU) within a new detached accessory structure. The proposed structure will be about 606 SF in size and about 16 ft. in height.

The new detached structure will be located to the rear of the home, close to the southwest corner of the property, and is about 6 ft. from rear property line and about 8 ft. from the southern side property line. It is also about 28 ft. from the principal dwelling on the property, and over 25 ft. to the nearest neighboring principal structure. There is also an existing detached garage on the property, which is located directly north of the proposed ADU structure.

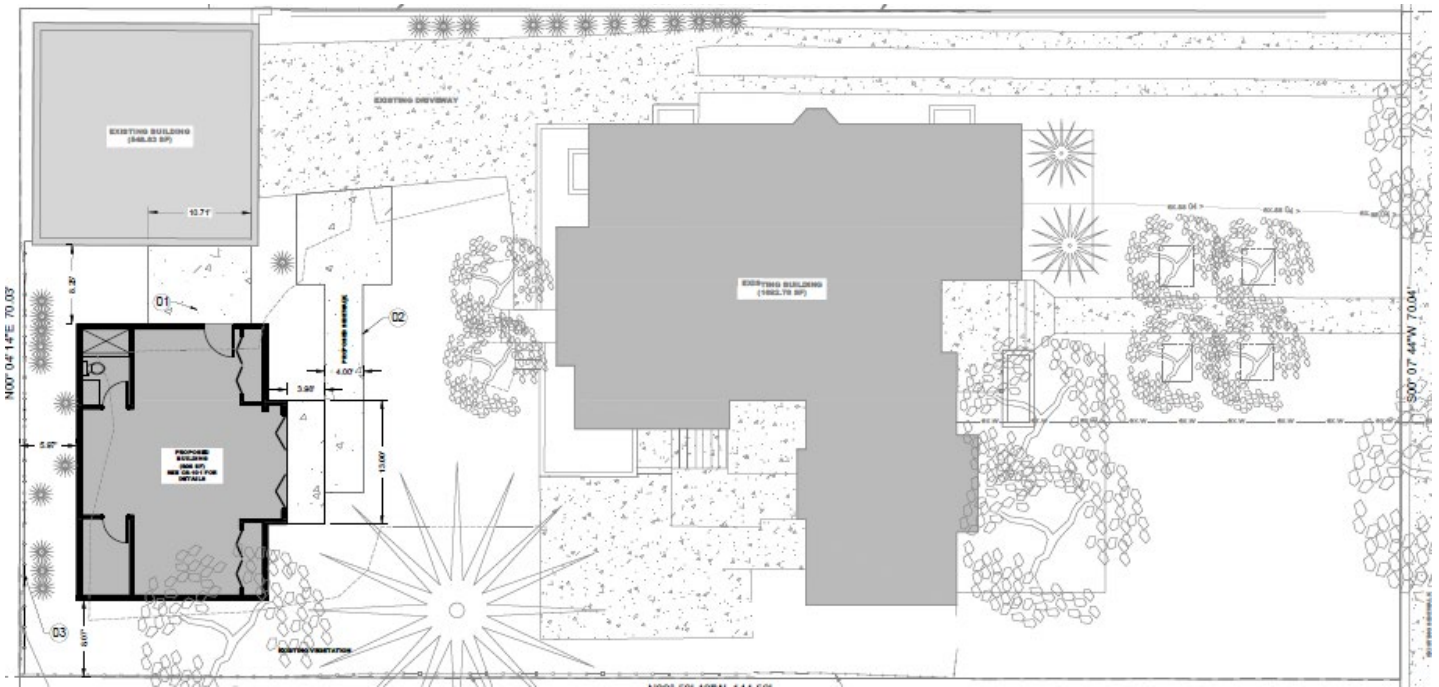
The proposed structure will be approximately 16 ft. in height with a shallowly pitched roof and is of similar design as the primary dwelling. The primary entrance of the ADU will face east, towards the rear of the existing home. Obscured glazing is required for the windows on the western and southern façades of the proposed structure, as the setbacks from the structure to the side and rear property lines is less than 10 ft.

The applicant is not required to provide on-site parking as the parking requirement for the ADU can be met by legal on-street parking in front of the home, along Oneida St. Additionally, there is a UTA bus stop on 2100 East, near the corner of 2100 East and 2100 South, that is within ¼ mile of the subject property. Properties that are within ¼ mile of a transit stop are excused from off-street parking requirements. The proposed structure complies with the underlying zoning standards for the R-1-12,000 Single Family Residential Zone and with the adopted requirements for accessory dwelling units.



Size and Lot Coverage

The existing detached garage has a footprint of 606 SF all existing on a single level. The ADU will exist within this structure and have a studio-style floor plan. The subject property is approximately .23 acres, or approximately 10,128 SF. The accessory structure will occupy about 6% of the total lot area. All structures on the lot, including the proposed accessory structure, will total about 2848 SF, and 28.1% lot coverage. The current permitted lot coverage requirement in the R-1-12000 (Single Family Residential District) Zone is 35%. Therefore, the proposed lot coverage complies with the base zone requirements.



Site Plan

Building Entrance and Access

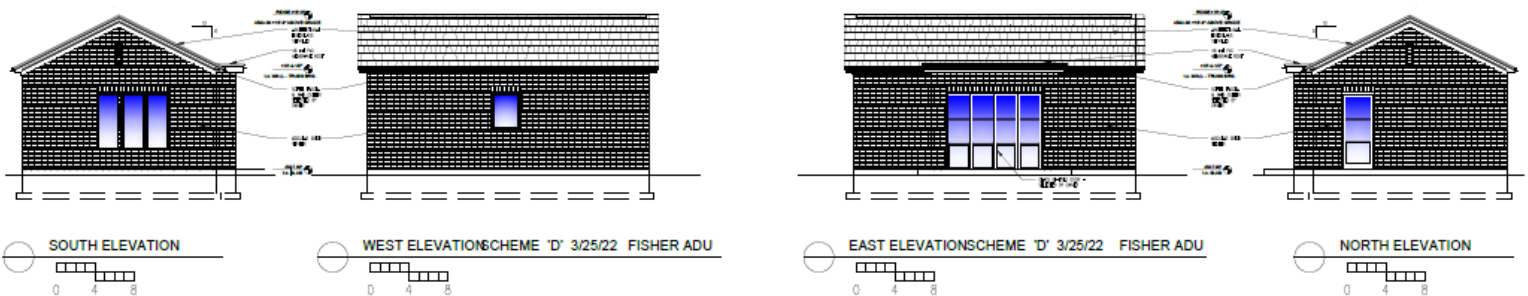
The main entrance of the ADU will face east, towards the rear of the home. The entrance will not be visible from the street.

Windows

The applicant has provided elevations showing the proposed windows and entrances. There are windows proposed on both the south and west facades of the new structure, facing the side and rear yard respectively. Both of these windows are required to use obscured glass as they are within 10 ft. of the property lines.

Parking

Parking for the proposed ADU will be located on the street in front of the primary dwelling where legal on-street parking is permitted. The required off-street parking for the residents of the primary dwelling will be provided in the existing, detached garage located to the rear of the property, or in the driveway space adjacent and to the rear of the home.



Elevations

APPROVAL PROCESS AND COMMISSION AUTHORITY

The property is located in the R-1-12,000 (Single Family Residential District) Zone, which is a single-family zoning district. A conditional use review and permit is required for any detached ADU located in a single-family zone. Conditional uses are permitted uses which may have conditions applied to them if there are any anticipated negative impacts and are approved or denied by the Planning Commission. Staff has reviewed this application alongside the detrimental impacts determination section of the ordinance (21A.54.080B, see [Attachment E](#)) and does not anticipate any adverse effects of the establishment of this ADU. The most commonly anticipated negative effects of ADUs are already addressed in the City's ordinances, where standards such as parking accommodation, privacy/window locations, and compatible design, mitigate these concerns. Staff has no recommended conditions of approval for this request. For complete analysis and findings in relation to zoning standards for an ADU and the Conditional Use standards, please refer to [Attachment D](#) and [Attachment E](#).

STAFF RECOMMENDATION

Planning Staff finds the project generally meets the applicable standards of approval and no detrimental effects are expected, therefore Staff is not recommending any conditions of approval. Staff recommends the Planning Commission approve the Conditional Use for the ADU as presented.

NEXT STEPS

Approval of Conditional Use

If the request is approved, the applicant will need to comply with the conditions of approval, if any, including those required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permit (s), however - a Certificate(s) of Occupancy for the new ADU will only be issued once all conditions of approval, if any are adopted, are met, and the registration process requirements outlined in 21A.40.200.F of the zoning ordinance are complete. All other standards and processes listed by the City's ordinances are still required.

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 petition is denied, the applicant would not be able to establish the new ADU on their property. The proposed accessory structure could still potentially be built and used for another permitted use in the R-1-12,000 (Single Family Residential District), however it could not be used as an accessory dwelling.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Site Photos



View of front of existing home



View of rear yard location of proposed ADU



View from location of the proposed ADU looking towards the rear of the home



View of existing detached, accessory structure



View of side of existing detached, accessory structure from the location of the proposed ADU

ATTACHMENT C: Application Materials

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ATTACHMENT D: Zoning Standards for ADUs

21A.24.050 - R-1-12,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

Purpose Statement: The purpose of the R-1-12,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots twelve thousand (12,000) square feet in size or larger. 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.

UNDERLYING ZONING STANDARDS	PROPOSED	COMPLIES ?
MINIMUM LOT AREA: 12,000 square feet	The subject lot is 10,128 square feet (0.23 acres) in size. This lot was legally established, and the existing lot area is considered a legal noncomplying condition. No changes are proposed to the existing lot area with the proposed conditional use permit.	Yes
MINIMUM LOT WIDTH: 80 Feet	The subject lot is approximately 70 ft. wide. This lot was legally established, and the existing lot width is considered a legal, noncomplying condition. No changes are proposed to the existing lot area with the proposed conditional use permit.	Yes
MAXIMUM BUILDING HEIGHT: 17 Feet (Buildings with a pitched roof)	The proposed accessory structure is approximately 16 feet in height.	Yes
MINIMUM YARD REQUIREMENTS: <ul style="list-style-type: none"> • Side Yard: 4 feet • Rear Yard: 4 feet Distance from residences: 10 feet	The proposed detached structure in which the ADU will be established is located approximately 6 ft. from the rear property line and 8 ft. from the southern side property line, and 28 ft. to the primary residence.	Yes
MAXIMUM BUILDING COVERAGE: 35% of total lot size	The total footprint of the existing buildings on site is approximately 2,848 SF. This comes to approximately 28.1% lot coverage, which is less than the maximum allowable lot coverage	Yes

21A.40.200 – ACCESSORY DWELLING UNITS:

ADU STANDARDS	PROPOSED	COMPLIES ?
<p>SIZE: ADU footprint shall not exceed 650 square feet or 50% of the footprint of the primary dwelling, whichever is less.</p>	<p>The proposed ADU has a footprint of about 606 square feet in size.</p>	<p>Yes</p>
<p>BULK, HEIGHT AND YARD:</p> <ol style="list-style-type: none"> 1) Accessory building shall comply with underlying bulk, height, and yard requirements. 2) Accessory building may not be any larger than 50% of the footprint of the main dwelling. 	<ol style="list-style-type: none"> 1) The proposed accessory structured in which the ADU will be established complies with all zoning requirements 2) The new structure is about a third of the footprint of the primary dwelling. 	<p>Yes</p>
<p>ENTRANCE LOCATIONS: The entrance to an ADU attached to a primary building or structure shall be located:</p> <ol style="list-style-type: none"> 1) An existing entrance to the single family dwelling; 2) When located on a building facade that faces a corner side yard, the entrance shall be set back a minimum of twenty feet (20') from the front building facade; 3) Exterior stairs leading to an entrance above the first level of the principal structure shall only be located on the rear elevation of the building; 4) Side entrances to an accessory dwelling unit are not considered a principal entry to the building and are exempt from subsection 21A.24.010H, "Side Entry Buildings", of this title; 5) Located on the rear facade of the dwelling; 6) Located in a side yard provided the side yard is at least eight feet (8') in width. Stairs leading to an ADU in the basement are 	<p>This requirement is not applicable to the proposed structure as it will not be attached to the primary building.</p>	<p>Yes</p>

permitted to encroach into the side yard.		
<p>REQUIREMENTS FOR WINDOWS:</p> <ol style="list-style-type: none"> 1) Windows facing the side or rear property lines within 10' of the property lines must use clerestories, skylights, or obscured glazing. 2) Windows shall be of a similar dimension as those used on the primary dwelling. 3) Windows on the ground floor may be retained if compliant with Building and Fire Codes. Windows on the second floor must be brought into compliance with this section. 	<ol style="list-style-type: none"> 1) The proposed accessory structure includes windows facing the rear and side property lines that are within 10 ft. of each of these property lines. Obscured glazing is required for all windows on the facades of the structure facing the rear and side property lines. 2) The proposed windows are similar to those on the existing primary dwelling. 3) This is a new structure, so not windows will be retained from a previously existing structure. The ADU is on a single level, so the window requirements for windows on the second floor do not apply. 	Yes
<p>BALCONIES AND DECKS:</p> <ol style="list-style-type: none"> 1) Shall not exceed 80 square feet in size. 2) Shall not be closer than 10 feet to a side or rear property line, unless adjacent to an alley. 3) No rooftop decks permitted 	No decks or balconies are proposed.	N/A
<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>	Legal on-street parking along Oneida Street is existing and there is a UTA bus stop on 2100 East, near the corner of 2100 East and 21000 South that is within ¼ mile of the subject property, so the off-street parking requirement qualifies for a waiver under the adopted ordinance.	Yes

ATTACHMENT E: Conditional Use Standards

21A.40.200 – ACCESSORY DWELLING UNITS: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for a conditional use permit.

Conditional Use Standards

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 reducing, not eliminating, 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 proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance;
Finding: The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.
Discussion: The proposed ADU use is located in the R-1-12000 Single Family Residential Zone 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.
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Finding: The proposed development and use is generally compatible with the surrounding uses.
Discussion: Proposed ADUs are anticipated in the R-1-12000 Single Family Residential Zone and are 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 property is located in an established single-family neighborhood and the ADU meets all the requirements in terms of setbacks, separation between adjacent houses, and separation from the primary house on the property.

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

Finding:

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

Discussion:

The purpose of accessory dwelling units is 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 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.

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

Discussion:

In analyzing the anticipated detrimental effects of the proposed use, Staff finds that with the conditions identified in the analysis, which are none, the request complies with the criteria listed below. The Planning Commission shall determine compliance with each of the following:

21A.54.080.B: Detrimental Effects Determination

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

Finding: No Detrimental Impact

Discussion:

The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1-12,000 Single Family Residential 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](#).

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

Finding: No Detrimental Impact

Discussion:

The use is permitted as a conditional use in the underlying zoning district and supports the goal of increasing housing options found in Growing Salt Lake. The ADU is not altering the primary dwelling unit and is a residential use in a residential 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;

Finding: No Detrimental Impact

Discussion:

Uses surrounding the property are single-family residential uses. 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.

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 main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU.

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:

The property has a single-family dwelling with one point of access from Oneida Street (one driveway). There is no alley access to the rear and the site has already been established. Parking for the primary dwelling will be provided in an existing, attached garage or in the driveway adjacent and to the rear of the home. There will be no changes to existing grade on the lot. The proposed access point for both parking for the residents and pedestrian access to the ADU a driveway accessing Oneida Street. No impact to traffic flows is anticipated.

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:

On-street parking is permitted along Oneida Street, to accommodate the residents of the ADU. 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;

Finding: No Detrimental Impact

Discussion:

There is paved access from the front property line towards the proposed ADU which will be readily accessible by cyclists and pedestrians visiting the ADU residence.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

Finding: No Detrimental Impact

Discussion:

The site has been designed with one access point for the proposed use to minimize any potential areas of conflict with vehicles in the abutting/adjacent street. No impacts to the service level of the adjacent streets are anticipated.

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

Finding: No Detrimental Impact

Discussion:

As discussed in other areas of this analysis, on-street parking is permitted along Oneida Street to service the residents of the ADU.

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

Finding: No Detrimental Impact

Discussion:

The Public Utilities department provided comments on the project. A utility plan will need to be submitted for review and compliance will be ensured during the building permitting process.

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

Finding: No Detrimental Impact

Discussion:

The surrounding properties are all residential uses, and the proposed use is also residential. There are no incompatible uses to screen, buffer, or separate as part of this request.

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 use does not significantly 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. The proposed use is not anticipated to contribute to noise, air, or water pollution beyond what is generally expected of residential uses.

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.

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. No lighting is proposed beyond average residential lighting fixtures.

15. The proposed use does not undermine preservation of historic resources and structures.

Finding: No Detrimental Impact

Discussion:

The accessory building is not a historic structure and the establishment of an ADU does not affect any surrounding historic structures.

According to Zoning Code Section 21A.54.080.C, the Planning Commission may impose conditions related to the standards and detrimental impacts listed above if a condition is necessary for compliance with the standards of approval or any applicable zoning regulation and to reduce any reasonably anticipated detrimental impact. Conditions may be related to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

After a public hearing is held, planning staff can help the commission identify and determine if information provided warrants further discussion on any potential non-compliance or detrimental impact that may require a condition of approval.

ATTACHMENT F: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Zoning: (Rylee Hall 801-535-6308 or rylee.hall@slcgov.com)

1. The proposed ADU appears to meet the applicable standards listed in 21A.40.200. The unit must be registered according to the standards in 21A.40.200.F prior to permit issuance.
2. Verify window size and materials. Skylights, clerestory, or obscured glass must be used if your ADU is facing a side or rear property line and is located within 10 ft of a property line. The windows in your ADU may be no larger than the minimum building code requirements if facing a property line. Visit our website for information on Fire Code and Building Requirements // www.slc.gov/buildingservices

Fire: (Doug Bateman 801-535-6619 or douglas.bateman@slcgov.com)

1. When more than two R-3 or U occupancies exist, all ground level exterior walls must be located within 150-feet of a fire access road or the structures outside of that distance must be provided with fire sprinklers to meet the exceptions of IFC 503.1.1. The ADU and garage appear to be outside of the 150-foot distance from a fire access road. The applicant may choose to move the ADU closer to the road or provide sprinklers. The distance from the building to where the measurement is taken is calculated by taking the height of the structure X .3 +4 feet.

*A fire hydrant shall be located within 600-feet of all ground level exterior walls of all structures on the parcel. Measurements are following the drive route and in straight lines and right angles.

Public Utilities: (Jason Draper at jason.draper@slcgov.com)

1. No public utility issues: Plans must be submitted to SLC Building Services for review and approval.

Transportation: (Kevin Young at kevin.young@slcgov.com)

1. I have no issues or concerns regarding this proposed ADU. The parking requirement for the ADU can be met with available on-street parking.

Building Code: (James McCormack at james.mccormack@slc.gov.com)

1. Proposed setback from lot lines works per Adopted building code. Proposed structure to be built according to all adopted codes.

ATTACHMENT G: 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:

- May 19th, 2022 – Notice of the project was provided to the Sugarhouse Community Council. The 45-day early engagement period to receive comments from the Community Council expired July 4th, 2022. Comments from the Sugarhouse Community Council have been received and are included as part of this Staff Report (see next page).
- May 25th, 2022 – Early notification of the project was provided to property owners and residents within 300 FT of the proposed ADU. As of the publication of the staff report, no comments from property owners or residents within 300 FT of the proposal have been received.
- June 20th, 2022 – The Sugarhouse Community Council had a meeting at which the ADU proposal was discussed.

Notice of the public hearing for the proposal included:

- Public hearing notice posted on July 27th, 2022
- Public hearing notice mailed on July 29th, 2022
- Public notice posted on City and State websites and Planning Division list serve on Aug 4th, 2022

Public Input:

As of the publication of the staff report, Staff received public comment from the Sugar House Community Council. No other public comment or inquiries have been received in regard to the proposed ADU. The Sugarhouse House Community Council letter includes details on the approved home occupation that is present on the property. Planning Staff has received clarification from the applicant stating the home occupation is run primarily out of the garage. The applicant has also stated the space in the proposed accessory structure will be primarily a dwelling unit, but may be utilized occasionally for the home occupation.

Any public comments received up to the public hearing meeting will be forwarded to the Planning Commission and included in the public record.



July 3, 2022

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council 

RE: PLNPCM2022-00387 Conditional Use ADU at 2156 S Oneida Street

We received notification of this proposed conditional use, and it was put on our website. We put flyers around the neighborhood, and I have five written comments, four in favor and one adamantly opposed. indicating approval. During the land use meeting, it was made clear that this will be used primarily for the business they have had for many years, which is properly licensed as a home occupation. Nearly all the traffic generated by this business is when their truck delivers flowers to a funeral home or a wedding. There is no retail component to the business.

This project appears to meet the requirements for an Accessory Dwelling Unit, according to current Salt Lake City municipal code. We do ask that your letter of approval state very clearly that Air BnB's are not allowed in the city, and this parcel will be subject to fines if they violate that ordinance. The neighbors should know that they can report violations to the city, using the SLCMobile app on their phone. We are currently working on a handbook for citizens to give them instructions on how to document violations.

We ask that you approve this conditional use.

Enclosures

- Comments
- Flyer
- Map

Comments about Proposed ADU 2156 S Oneida Street

From: DeAnne Worthen Greene <[REDACTED]><2174 S Oneida St>
Subject: 2156 S Oneida Street ADU Website Feedback

Message Body:

We support the request to build an ADU at 2156 S. Oneida Street as proposed by property owners, Scott & Peggy Fisher and Tracy Stocking, Architect.. Thank you for your consideration.

DeAnne & Stewart Greene
2174 S. Oneida Street
SLC, UT 84109

From: MaryBeth Jarvis Clark <[REDACTED]><2166 S Oneida St>
Subject: 2156 S Oneida Street ADU Website Feedback

Message Body:

I'm fully in favor of my nextdoor neighbor's plan to build an additional structure in their back yard.

From: Russ Hemmert <[REDACTED]><2145 S 2100 E>
Subject: 2156 S Oneida Street ADU Website Feedback

Message Body:

I don't have a problem with this ADU being built in the backyard of this home. I have known Scott and Peggy Fisher for many years and know they are good people, They are going to run a flower shop business in the ADU. They have run this business for many years and we're forced to go elsewhere when the building they were in was sold for redevelopment. They need a break and approval for this ADU will allow them to continue to raise their family.

Thank you,
Russ Hemmert

From: Charlene Homan <[REDACTED]><2184 S. Oneida St.>
Subject: 2156 S Oneida Street ADU Website Feedback

Message Body:

The unit increases the density in a neighborhood which is experiencing a great increase in density due to a commercial and residential development a half a block away. Although on-street parking may be legal, the current number of cars parking on the street prevents two lanes of traffic to move at the same time. Regardless of regulations, enforcement of no short term rentals would be difficult.

From: Hal Crimmel <[REDACTED]><1540 E Blaine Avenue>
Subject: 2156 S Oneida Street ADU Website Feedback

I am opposed to issuing this conditional permit in what is a neighborhood of single-family homes. If issued this permit would be the first step in establishing precedent in a neighborhood already experiencing heavier traffic flows and soon-to-be increased density once the condo/apartment project is completed on the 21st South site where the Blue Plate Diner and other small businesses were once located. Second, the city already cannot seem to regulate the hundreds of illegal Airbnbs in the city. One of my neighbors has made life miserable for his next-door neighbors by operating an Airbnb with noisy out-of-town guests every weekend. What is to prevent the owner of 2156 S. Oneida Street from doing the same--or the next owner of the home? ADUs benefit no one in a neighborhood except for the property owner--more cars, more noise, more density for everyone else, while the property owner cashes long-term or illegal short-term rental checks. Further, ADUs only serve to increase property tax, as single-family homes, once approved for ADUs will now have increased income-producing potential, thereby increasing their market value. Once a property can produce a higher income stream than what is currently possible, property prices will follow. So as relates to this particular parcel and property, I am opposed for its potential precedent-setting in a neighborhood of single-family homes and also for its impact on the neighborhood--more density, more traffic, more pollution, etc. Aside from the benefit to the owners, why should this permit be granted? The neighborhood was originally zoned the way it is currently--and that's why people paid a premium for homes there.

Big picture, the City claims that ADUs will help alleviate the housing crisis by putting more affordable housing on the market. This particular case (2156 S. Oneida Street) makes clear how much of a trojan horse this particular argument is. The Oneida house is valued at close to \$900,000 and likely would sell for \$1,000,000 given its location in a prestigious East Bench neighborhood. Does anyone at the City really think this ADU would be rented for an "affordable" rate--e.g., \$600-\$750 per month which is about all a person in a low-wage job can afford? More likely this property will be rented--if not immediately by the current owners, then in the next few years given that Americans move on average every 5 years--and surely a new owner would utilize the income potential of the ADU. Finally, adding an ADU here or elsewhere will increase the property tax, as it has done in California and in housing markets similar to Utah's such as in Austin, TX. Higher property taxes do not result in more affordable housing--in fact, they do exactly the opposite, especially when houses with ADUs are resold. ADUs simply accelerate gentrification and/or commercial ownership of residential homes, further fraying the unique character of owner-occupied single family home neighborhoods. Why the city is pushing so hard for ADUs makes little sense. Why not purchase land and build city owned apartments and implement rent controls if really serious about providing affordable housing on a mass scale? We had the chance to do this in Sugarhouse--but are any of those apartments "affordable"? A quick google search shows that a one bedroom is at least \$1500/month and most are closer to \$2000. Why now try to make up for this by pushing more unaffordable density into neighborhoods with single-family homes?

**ACCESSORY DWELLING UNIT
2156 S ONEIDA STREET**

We have received a Conditional Use request to build a detached Accessory Dwelling Unit (ADU) at 2156 S Oneida Street. The structure will be located to the rear of the home, in the southwest corner of the property. Parking for the ADU will be provided by existing legal, on-street parking along the street frontage of the property on Oneida Street. The property is located in an R-1-12000 Single-Family Zoning District where an ADU is listed as a conditional use. The process looks at compatibility, location, configuration, and potential impacts of the request.

Please read the proposal on our website, <https://www.sugarhousecouncil.org/adu-2156-s-oneida-street/> and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee June 20 at 6 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.**

Another item on our agenda will be a rewrite of the **ADU Ordinance**. The city is planning to do away with the conditional use aspect of an ADU, and make them a permitted use. This would mean that there would be no community council input, or Planning Commission meeting. These would be approved as an over-the-counter permit, subject to the Ordinance that is being proposed. We will still have a chance to voice our opinion on the changes being proposed to this Ordinance. You can review those changes <https://www.sugarhousecouncil.org/adu-accessory-dwelling-units-updates/> and provide comments to us.



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