




January 9, 2022

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2021-01122 Conditional Use Request for an ADU at approximately 2346 S Park St

This project was reviewed at the Sugar House Community Council's December 13, 2021 Land Use Committee meeting. We put out flyers in the neighborhood, to notify residents. We only had a couple of comments, and a few neighbors attended our meeting.

Mr. Floor is proposing a one-story Accessory Dwelling Unit of 648 feet in size. He is building a garage and an ADU in the rear yard with a driveway between the two buildings. He is unable to build the ADU on top of the garage due to height restrictions. He owns five homes in the neighborhood, and has fixed them up and keeps them in immaculate condition. He rents them out, and the renters have turned into long term residents because of the care he takes of the properties. He has no plans to use this for an Air BnB, This will either be a rental unit or a place for his children from Cleveland to stay when they come for a visit. Several neighbors spoke to how pleased they are with Mr. Floor as a member of the neighborhood.

We believe that this proposal complies with all the Standards for Conditional Uses and ask that you approve his request.

Enclosure:

Comments from the public

Flyer

COMMENTS 2346 PARK STREET ADU

Dec 13, 2021, 4:51 PM (17
hours ago)

RON LINDQUIST via server.aqusagtechnologies.com
to me

From: RON LINDQUIST <ron.lindquist01@gmail.com><2357 South 500 East>
Subject:2435 S Park St

1. Are there any plans for improvements to the existing alley surface? Currently there is a mix of gravel, recycled asphalt, dirt, grass, and weeds.
2. Will any signage be included in the project? Currently no signs are in place.
3. Is the city planning to do service or maintenance in the alley such as snow removal, tree pruning, and cleaning of the area? Currently snow removal is non-existent and tree, brush, & weed control is taken on by those who own property along the alley.
4. Will the City begin parking enforcement in the alley? Currently parking enforcement is only done if an issue is reported.

From: Brian Price and Shauna Roman <physics.brian@gmail.com><523 East Driggs Avenue>

Subject:2435 S Park St

Our house is directly south of the property in question, the backyard shares a property boundary with Steve. We are VERY supportive of this project. Steve is absolutely an ASSET to this neighborhood. Steve has several properties in this neighborhood and has improved each and every one of them. His tenants are pleasant, friendly, clean, and welcome members of the neighborhood. In the past, the property in question was a 'drug house' and the backyard was a homeless 'tent city.' Since he has purchased the property, he has built a beautiful house for his own use. (Awesome color Steve!) He has always informed us of any construction efforts that may affect us. We have even loaned him tools to help him in his construction. The tenants of the ADU would likely use the city alleyway directly next to our house to access the property and the garage, with which we have NO issues. In fact, we believe more people using the alley for legitimate purposes would increase safety and decrease illicit activities like prowling, theft, auto break-ins, etc.

In short, we absolutely SUPPORT this project. We would further ask the council to please approve the conditional use proposal with all due haste

2436 Park St Detached Accessory Dwelling Unit



The purpose of this project is to construct an Accessory Dwelling Unit (ADU) and a 2-car garage at this address. Steve Floor, the owner, will also be the builder.

Please read the proposal and fill out the comment form on our website: <https://www.sugarhousecouncil.org/2346-s-park-street-adu/> Comments will go with the Sugar House Community Council letter to the Planning Commission. We will review this application at the Sugar House Community Council Land Use and Zoning Meeting (by zoom) on Monday December 13 at 6:00 p.m. If we receive a comment from you, we will send you a link to the zoom meeting.



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