



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 25, 2016

Dear Sugar House City Planning Commission:

John Smith, Vice Chair and Land Use Committee Member

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 public feedback. We made a flyer and put it on the tables of the two public meetings and included a link to the project and feedback form. We received a number of comments, which we also put on our website, which reached about 1800 people, and it was one of the most viewed items on the site for our annual LUC meeting on April 20.

The request is to build an ADU at the address. This will be a standard modular living unit building detached from the main house located in the rear yard. The ADU will be 432 square feet and 11 feet tall. One parking space is provided on site. The lot is very crowded, but the existing carport will be removed, and the parking space for the ADU will be on the side of the lot. The parcel is zoned R15000. The two documents we received had different zoning issues. One document was R15000, but it was at least several times to have clear readable plan and the lots from the other document were very blurry. 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 they can take the time to put all the proper dimensions on the drawing. The drawing and show up the street. The exact they can take the time to put all the proper dimensions on the drawing. The drawing and show up the street. The exact they can take the time to put all the proper dimensions on the drawing.

We had two comments, one who was not a neighbor said this seems like an ideal situation. The other, who is a neighbor, was opposed to this project. We're in the 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 realized.

Comments from the website - emails  
Flyer

**COMMENTS 2579 PARK STREET ADU**

From: Thea Brannon <[theabrannon@yahoo.com](mailto: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](mailto: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](http://www.sugarhousecouncil.org)

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