



April 15, 2022

TO: Salt Lake City Planning Commission

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

RE: PPLCCM2022-00091 ADU 617 E Driggs Avenue

We received this petition, and reviewed it at our March 21 Land Use and Zoning Committee.

The applicant, Tom Barraco, is going to remodel the existing garage at the rear of the property into an ADU, where he plans to live for the next six years. To replace the parking from the garage, he will add a parking pad between the existing house and the current garage. This was to be tenants parking, and then there is another parking space for the ADU on the street. The owner says he is about to give up driving. After six years, he will probably move back into the original house.

There were concerns about the 2'5" setback along the driveway, and cars potentially hitting the door when they use the alley. The door will open to the inside of the ADU. Not out into the alley. There was also concern about the 2' setback from the north side of the existing garage to the alley. We were told this is a legal non-conforming setback, because it was a legal setback when the garage was originally built.

We distributed flyers around the neighborhood, and received a few comments, which are attached. All the questions that were raised have been answered to our satisfaction. If it meets all the criteria for an ADU, it should be approved, with a statement in the letter of approval to remind the applicant that Air BnB's are not allowed in this zone.

Enclosure:

Comments from the public
Flyer

COMMENTS ADU 617 DRIGGS AVENUE

From: Dayna McKee <dmckee3313@gmail.com>
Subject:ADU 617 Drigg Avenue Website Feedback

Message Body:

After speaking with the property owner, I do believe that he will follow ADU zoning ordinances. He has indicated he will reside at the property. I do not see a problem with approving this ADU.

Thank you.

Dayna McKee
2312 S Green St

From: I wish to remain anonymous <anonymous@gmail.com>
Subject:ADU 617 Drigg Avenue Website Feedback

Message Body:

This shows the garage currently 2ft6" from the alley. What is the required setback for a building from the alley?

Let's forget the requires code setback for a garage. Does this not seem dangerous, that the standard door is 3ft? Your just going to open your front door into an alleyway where cars already up and down? Not to mention the overhand pictured in the drawing. Will large trucks such as the garbage truck and utility trucks have to veer around this?

From: Anonymous <none@gmail.com>
Subject:ADU 617 Drigg Avenue Website Feedback

Message Body:

Hello,

I'm writing with a few concerns. My first being the close proximity of the property line with the front door facing the alley way. The front door will open right into the alley way. This also leaves into question how far the overhang above the door will come into the alley.

My second concern is the possible heavy traffic that will come from this. With the possibility of the adu becoming a rental.

Thank you for taking the time to question the neighborhood.

From: Ben Hagenhofer-Daniell <ben.hagenhofer.daniell@gmail.com>
Subject:ADU 617 Drigg Avenue Website Feedback

Message Body:

As with every other ADU proposal I've seen, this one is fine and should be approved without delay. It was a mistake to require conditional use review of ADUs, and I wish city council would correct it.

ADU 617 East Driggs Avenue

We have a petition for a Conditional Use to convert an existing, detached garage into an Accessory Dwelling Unit (ADU). The structure is located to the rear of the property and is within ¼ mile of a transit stop. There is existing legal on-street parking along the street frontage of the parcel on Driggs Avenue.

This is in the R-1/7000 single family residential zoning district, and an ADU is a conditional use in that zone. The Conditional Use process looks at compatibility, location, configuration, and potential impacts of the request. [You can find the details of the project here.](#) You will find the Approval Criteria for the Conditional Use Request. For comments to be effective and have the most impact, reasons must be given as to why a development would be a detriment to the area. Consider the approval criteria when providing comments.

In addition, there is a form to fill out giving us your comments about the project. Comments will go with the Sugar House Community Council letter to the Planning Commission. Any comments we receive about this project will go with our letter to the Planning Commission.

This will be discussed at the SHCC Land Use and Zoning Meeting (by zoom) on Monday March 21 from 6:00 to 6:15 p.m. If we receive a comment from you, we will send you a link to the zoom meeting.



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