January 21, 2020

TO: Salt Lake City Planning Commission

From: Judi Short Vice Chair and Land Use Chair

Sugar House Community Council

RE: Accessory Dwelling Unit at 1807 South 1900 East

We asked the applicant to come to the January 13 Land Use and Zoning Committee meeting to discuss her application. There were about eight LUZ members and 6-8 neighbors present. Because the planner had already notified the neighbors about this project, and SHCC had put flyers on the porches of the close neighbors, I already had quite a number of comments and questions.

The first thing the neighbors brought up was that there was already an Accessory Dwelling Unit in the house although maybe it was in the form of a rental unit in the basement rather than an officially sanctioned ADU put in after the ordinance was approved. This appears to be a request for a second accessory dwelling unit on the parcel.

This is a corner lot and the way the city is defining the location where this can be built, the neighbors feel this puts the ADU too close to the street and the neighboring property line. The back-yard side of the neighboring house is considered a side yard. The 1807 lot already has a shed and a garage, the shed is to be removed. It appears that even though there will be a 4’ setback on the south, the applicant is planning to put a concrete patio between the ADU and the property line. That edge of the parcel is defined by a hedge, rather than a fence. The neighbors are concerned that the applicant’s dog could come through the fence or the neighbor’s children might go over to the other yard, and worry about the unsafe environment for their children. The applicant has no plans to put a fence in that area.

They worry the property will be a revolving door of short-term rentals. There is no parking on the parcel, the ADU occupant will need to park on the street. The person renting the apartment is already parking on the street. Neighbors say there is no parking on the street most of the time. When I went by, there was lots of parking, but I didn’t go by at 9 p.m. when everyone was home in the neighborhood

They are concerned that the two story ADU is too tall, because most everything in the neighborhood and the main house on the parcel is only one story. They are concerned about the lack of privacy in their back yard with a two story building so close to the lot line. The applicant has said she would consider putting in obscure glass.

To us, the lot looks small and squished as it is, without adding another building. We recommend that, if you should choose to approve it, a privacy fence be installed between the applicant’s property and the neighbors to the south, to contain children and dogs and provide a sense of security. Second story windows should be obscure glass, or better still, skylight windows could be installed in the ceiling. This would allow for light and air to circulate for the occupant, and provide privacy for both parties. We believe the spirit of the ADU ordinance is being violated if the apartment in the house AND the ADU are both allowed to coexist on this property. We recommend one, or the other, but not both.