




May 13, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair 

RE: PLNPCM 2020-00512 Conditional Use Request for an ADU

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 two comments, which are attached. We also put this in our newsletter, which reaches about 1800 people, and it was on the agenda for our virtual LUZ meeting on September 21.

We were not provided with any sort of drawing for this project, so assume it is the standard Modal Accessory Dwelling Unit. Salt Lake City has received a request from Andrea Palmer with Modal, representing the property owner, seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached structure at approximately 2321 S Windsor Street in the R-1/5,000 Single-Family Residential zoning district. The ADU will be located in the rear yard of the subject property. The ADU will measure approximately 561 square feet and will measure a height of approximately 11 feet 7 inches.

The request is to build an ADU at this address. This parcel is zoned R1/5000.

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., mostly because the alley is a mess, it is very narrow, and they don't need more traffic. 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.

We see no reason for you to deny this application.

Enclosures

Comments from the website or
Flyer

COMMENTS 2579 PARK STREET ADU

From: Thea Brannon <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>
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:

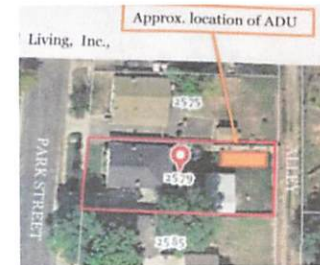
Go here to review the plans and provide a comment.

<https://www.sugarhousecouncil.org/adu-2579-s-park-street/>



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