



June 16, 2021

TO: Salt Lake City Planning Commission

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

A handwritten signature in black ink, appearing to read "Judi", is placed to the right of the "FROM:" line.

RE: PLNPCM2021-00259 Conditional Use ADU 738 East 1700 South

This was reviewed by the Sugar House Community Council at its Land Use and Zoning subcommittee on May 21, 2021. We put a flyer out around the neighborhood and posted the proposal on our website so people could read and provide comments.

I receive two comments. One requested approval as long as the owner says this will not become an Air BnB, and Mr. Cowley said that would not happen because it is not an allowed use. Another was from a woman who walks her dog past this property regularly, and has watched this property become more improved as the years have passed. She had no concerns.

This garage has had a loft above it for some while. There will be no changes to the exterior of the building, other than to repair the second garage door that is broken. Mr. Cowley provided a good diagram of the layout of the interior of the ADU, which seems to contain all the basics. The size will be 540 square feet.

This use is consistent with applicable adopted city planning policies, documents and master plans, and we ask that you approve this request.

Enclosure

Comments Flyer and Distribution Map

Comments regarding 738 East 1300 South Accessory Dwelling Unit

DAYNA LYN MCKEE via server.aqusagtechnologies.com

2:30 PM (20 minutes ago)

to me

From: DAYNA LYN MCKEE <dmckee3313@gmail.com><2312 S Green St, SLC, UT 84106>

Subject:738 E 1700 S ADU

I am not opposed to this ADU as long as the property owner intends to make this a long term rental and not to AirBNB it. ADUs must be used to add to the stock of affordable housing options. Some enforcement to ensure that property owners are following the ordinance must be put into place once an ADU has been approved. Thank you.

From: Lucy Houser <houserlc@yahoo.com><1982 South 800 East>

Subject:738 E 1700 S ADU

I've been walking my dog past this property for years. I've watched the development of the loft with great interest. The property keeps getting nicer and nicer. If the people requesting the permit are the same people who've been improving this structure for years, I'd be confident that they'll do a good job.

738 East 1700 South ADU



Cody Cowley, property owner, has initiated a Planning petition to convert the loft space above the detached 2-car garage into an Accessory Dwelling Unit (ADU) on the subject property. The proposed ADU would be approximately 540 square feet and the existing building height is approximately 20 feet 9 inches (measured to the ridge of the roof). No changes to the exterior are proposed.

The proposed ADU requires approval from the Planning Commission for a Conditional Use before a building permit can be issued. A public hearing with the Planning Commission has not been scheduled.

Please read the proposal on our website, <https://www.sugarhousecouncil.org/738-e-1700-s-adu/> and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee May 17 at 6:00 p.m. This will be a virtual meeting.

If you provide a comment, we will send you the link to join the meeting using Zoom.



www.sugarhousecouncil.org

1945 A 1300 East Zoning Map Amendment (REZONE)



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