



Recognized Organization Input Notification

Accessory Dwelling Unit Ordinance Zoning Text Amendment

TO: All Salt Lake City Recognized Community Organizations
FROM: Michael McNamee, Principal Planner, Salt Lake City Planning Division
(michael.mcnamee@slcgov.com or 801-535-7226)
DATE: May 18, 2022
RE: PLNPCM2022-00475 ADU Ordinance Zoning Text Amendment

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Zoning Text Amendment

Location: Citywide

Request Description:

The Salt Lake City Planning Commission has initiated a request to amend the zoning ordinance related to Accessory Dwelling Units (ADUs). This amendment is generally intended to make ADUs easier to build and available for more properties and in more locations. New requirements for alley activation when a detached ADU is constructed within a certain distance of a public alley are included as well. Planning may also present two options to the City Council that are not included in the text as written, but could be included as possible changes: removing the owner-occupancy requirement and allowing ADUs to be subdivided as condos.

I have attached the following draft code changes to facilitate your review:

1. Draft of proposed changes to the City Code

Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

July 5, 2022

Open House

The Planning Division will be holding an online open house via a City webpage where information about the proposal can be viewed. Questions can be e-mailed to City staff from the webpage and answers will be posted on that webpage. The petition open house webpage can be accessed here: <https://bit.ly/slc-adu-code-changes>

Comments and questions can be directed to City staff at the staff contact at the end of this letter at any time.

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Approval Criteria for the Zoning Text Amendment Request

This proposal is required to go before the Planning Commission for a recommendation and the City Council for a final decision. Both bodies will hold public hearings. For your reference, the following are criteria that the Planning Commission and City Council will use to make their recommendation and decision, respectively. The City's technical staff will review the proposal against adopted City policies and regulations and develop a recommendation to the Planning Commission. Input from your organization may be more general in nature, but we recommend that you also consider the below City ordinance consideration criteria for zoning text amendments ([21A.50.050](#)):

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Comment Submission Address

You may submit your written comments via e-mail to michael.mcnamee@slcgov.com or mail them to:

ATTN Michael McNamee
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

If you have any questions, please call me at (801) 535-7226 or contact me via e-mail.