



March 8, 2017

Mr. Stan Penfold
Salt Lake City Council
451 South State Street, Room 304
PO Box 145476
Salt Lake City, Utah 84114-5476

Re: Proposed zoning text amendments- Accessory Dwelling Units

Dear Stan,

The Capitol Hill Community Council has taken a strong interest in the proposed zoning text amendments regarding accessory dwelling units (Section 21A.40.200). The Board referred the matter to our Advocacy Committee which met on February 20 to discuss this topic. This letter summarizes the Board's position on the proposed text amendments.

In general, we support having ADU's in our neighborhood. ADU's provide needed housing and allow owners to generate income which may help them remain in their homes as they age. We see the main challenges to an effective ADU ordinance in our neighborhood as being their impact on neighboring properties and on parking.

In order to minimize the impact of an ADU on neighboring properties, we are opposed to allowing detached ADU's. An exception could be made where a detached garage already exists on a property. In that case, a structure having the same footprint could be allowed. The height of this structure should not exceed that of the main structure on the property. If detached ADU's are allowed under other conditions, they should not be permitted in required yards. An application to build a detached ADU should trigger the same notification and hearing process currently used for zone change and subdivision applications.

We believe that parking requirements for ADU's should be reviewed on a case-by-case basis. In some areas on-street parking is at a premium. In those areas ADU's should not be allowed on-street parking. Where on-site parking is required, it should be behind the line established by the main façade of the existing house so that cars are not parked in the front yard of the property. Tandem parking should be encouraged to avoid increasing the impermeable area. Additional curb cuts for ADU parking should not be allowed.

Thank you for considering our Board's positions. We would be happy to discuss the matter further with you.

Sincerely,

Laura Arellano, Chair
Capitol Hill Neighborhood Council