



December 8, 2021

Dear Salt Lake City Planning Commissioners:

This letter raises concerns about the proposed ADU at 1849 East 1300 South (PLNPCM2021-00533) which should be taken into consideration when evaluating this petition at your meeting tonight.

As a community council, we would like to express our personal appreciation for the petitioner, Clayton Morgan, his wife and family. They reside in the Yalecrest Neighborhood Council boundaries and are good people.

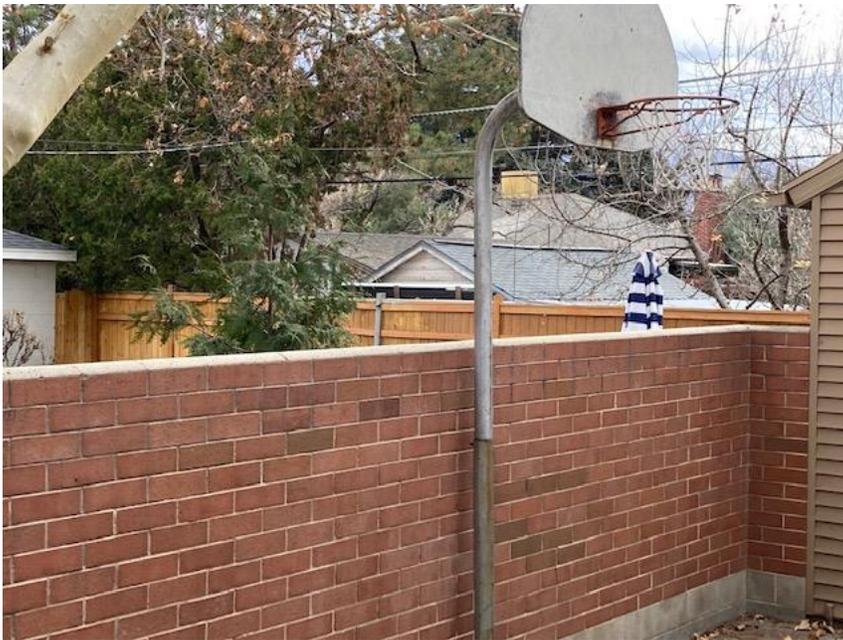
The officers of YNC were asked to express opinions about the petition.

- One said he is “not in favor of overbearing additions but supports property owners rights” and raised issues about the possible visual impact on neighbors to the right and rear of the property.
- Another said “What good is the YIO (Yalecrest Infill Overlay) if it’s so easily overridden? I don’t think (the) ADU should be as high as the house.”

Additionally:

- In order to conform with ADU codes, which require the ADU to be 10 feet from the property line, it will be positioned on top of a two-car garage (which is two-feet from the property line), requiring the front portion of the ADU to hang out over the driveway. We think this is not only an awkward design but proportionately defies good guidelines for mass and scale and overwhelms the primary resident.
- Much to our dismay, the city attorney determined that the city’s ADU regulation supersedes the Yalecrest Compatible Infill Overlay, which the neighborhood worked tirelessly with the city’s Planning Department to create. Its aim was to “promote a desirable residential neighborhood by maintaining ascetically pleasing environments, safety, privacy and neighborhood character.” If the YIO took precedence, this ADU would be denied since it would be limited to a height of 15 feet. We believe this ADU petition conflicts with 3 specific goals in the YIO – pleasing environments, privacy and neighborhood character.

- Privacy is one of the compelling reasons people chose to live in Yalecrest. The abundance of green space and trees help achieve that. It will be difficult to disguise a 22-foot ADU on top of a garage to neighbors who border this property -- north, west and east. We don't see any written letters of approval from these neighbors who will be impacted by the 22-foot ADU towering over their back and side yards: -- Stoker, Thomas, Davies (all back); Okuma (east side); Champ (north side). The ADU will clearly impact the back yard of the Thomas house (see photos below) at 1854 Laird. Here is a picture taken from the Stoker back yard on 1844 Laird showing the Thomas back yard next door and the Morgan's existing 1-car garage. Now envision a new 22-foot-high ADU on top of a 2-car garage towering over the Thomas' backyard – and peering into the Stoker and Okuma backyards. Also below is a street shot from 1300 East showing the existing 1-car garage as it borders the neighboring homes of Stoker, Thomas, Okuna and Davies.



- Back yard and side neighbors will not only see the mass and size of a new 2-car garage topped by an ADU, but lights will glow through the night from the ADU into their properties, even though the windows will be frosted. This is a “side by side” view of the Morgan and Okuna homes. The new 22-foot garage+ ADU will hover over the existing Okuna garage and peer into the backyard.



- Also notice how close the primary residence will be to the new 22-foot ADU/garage. In this photo you can clearly see a 9-foot porch with an awning, jutting out from the back of the primary residence. The new structure will considerably reduce the size of the backyard and, we believe, not only impact the future sale of this property but impact home values nearby.
- If approved, this 22-foot-high structure sets a negative precedence for the Yalecrest neighborhood and may inspire more. As you know, Yalecrest is on the National Register of Historic Places and Salt Lake has pledged to preserve and protect historic neighborhoods.

A very important “bottom line” question must be asked: Are SLC Planning Commissioners merely rubber stamps? In your role as stewards over city property do you feel empowered to ask difficult questions and make difficult decisions? Are the codes set in stone and the public is powerless to question their consequences? If so, we will pursue a change in the codes. We await your answers.

The Yalecrest Neighborhood Council wants to express our concern about the future impact approval of this ADU will have on the neighborhood character, home values, pleasing environment, and privacy. We hope you will weigh and measure these things as you evaluate this petition.

Respectfully,
Janet (Jan) Hemming

Chair
Yalecrest Neighborhood Council