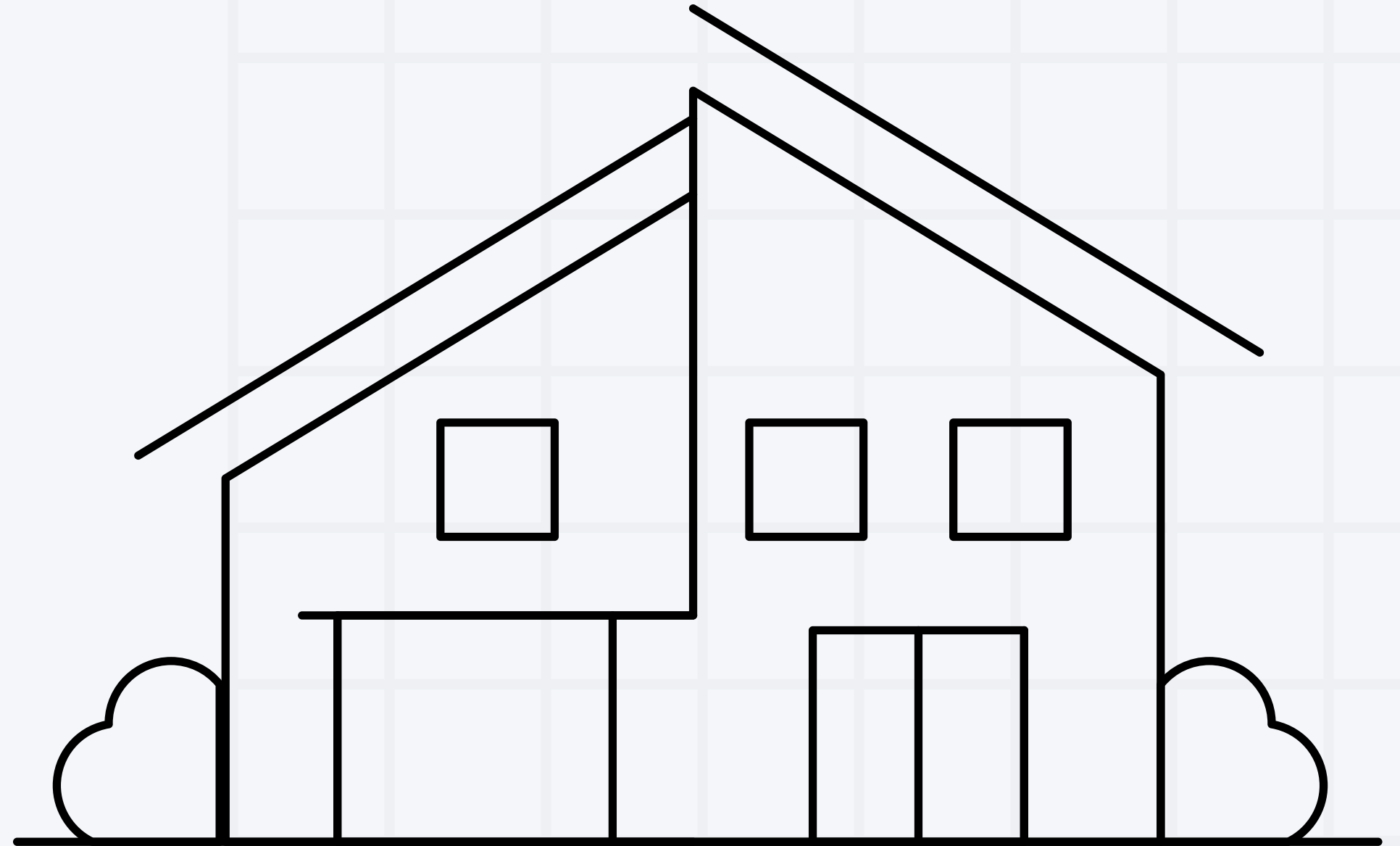


# **Recommendations for Removing Barriers to Unincorporated SLCo ADU Development**

Presented by MSD Planning and Development Services



# Unincorporated SLCo Moderate Income Housing Strategy

01

Research existing barriers to ADU construction in Unincorporated County

2023

03

Present findings to Salt Lake County Council

2024

02

Review literature and case studies related to overcoming identified barriers

2023-2024

04

Implement solutions as directed by the Council

Ongoing

E: “Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones”



# Unincorporated SLCo Housing Challenges

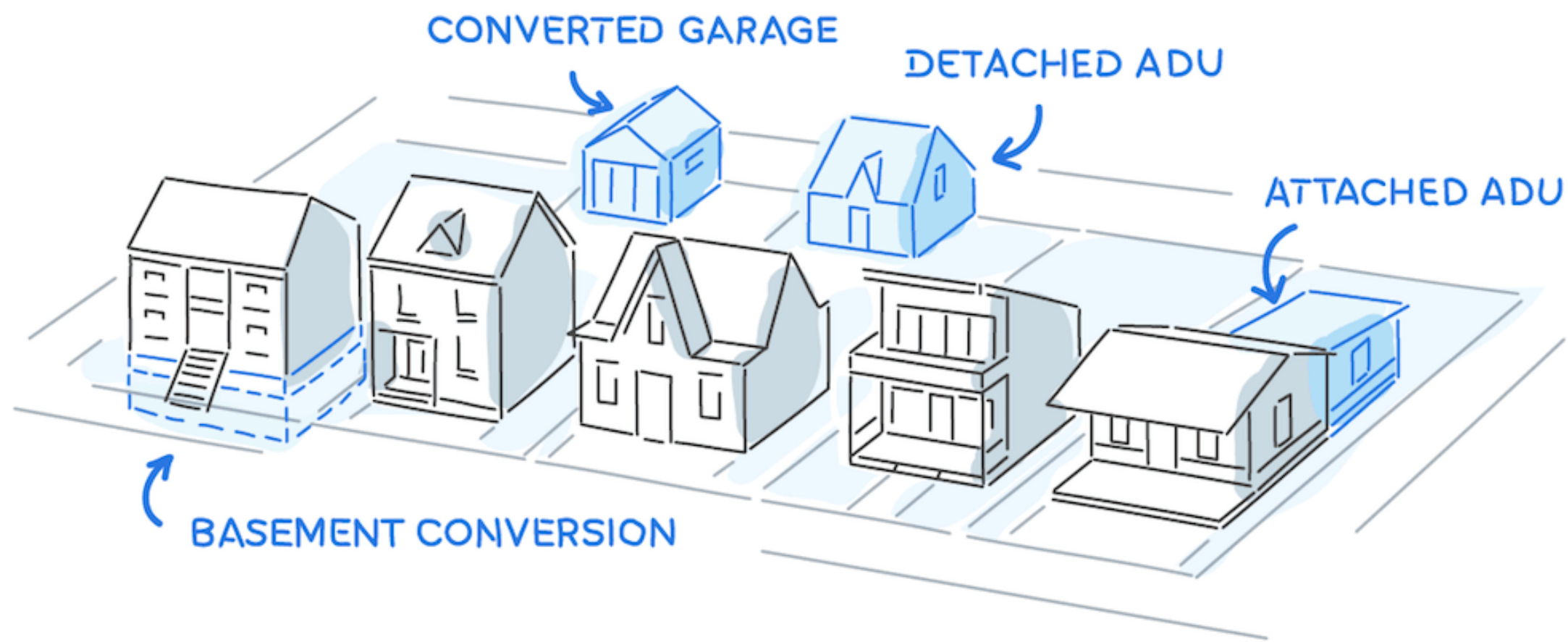


**23% of Unincorporated Salt Lake County  
Households are housing-cost burdened.**

(Spending more than 30% of their income on housing)

Housing cost-burden was a significant issues for BOTH owners and renters.





Credit: City of South Gate

# Why are ADUs an attractive solution to SLCo housing challenges?

BONUS! The Turner Center for Housing Innovation recently found that on average, ADUs are offered for 58% below market rent.

## Provide small-scale affordable rental options.

ADUs increase rental supply incrementally. They will not have the same visual or traffic impact as a new multi-family building.

## Produce supplemental income for homeowners.

Homeowners can add ADUs to their property as a way to supplement their income and keep up with mortgage payments.

## Create opportunities for residents to age in place.

Residents on fixed income can rely on rent from ADUs to help pay housing costs. They can also rent out units to caretakers, or downsize.







POLITICAL



REGULATORY



FINANCIAL



PROCEDURAL

# What are the potential barriers to ADU development?



Only two units have received land use and building permit approvals since 2021.



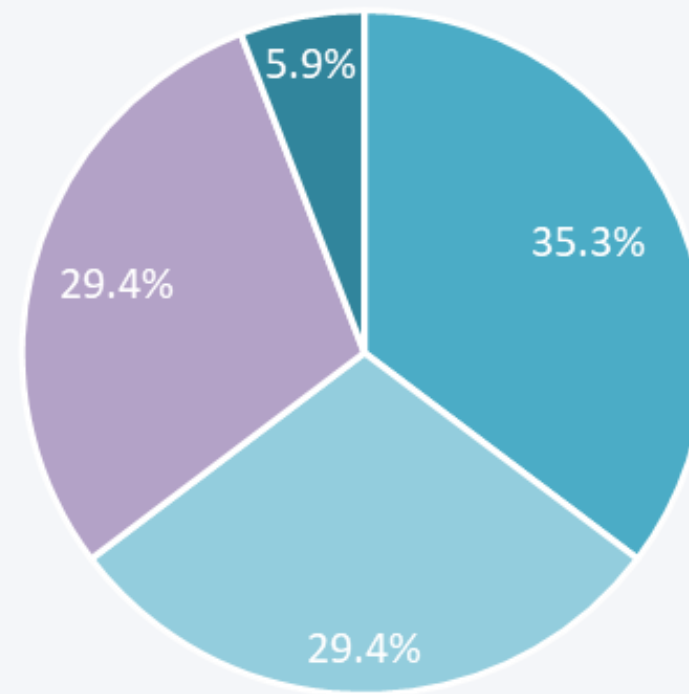


# 2023-2024 ADU Survey

NOTE: responses from Unincorporated residents were low, so staff paired these results with additional research.

Have you considered adding an ADU on your own property?

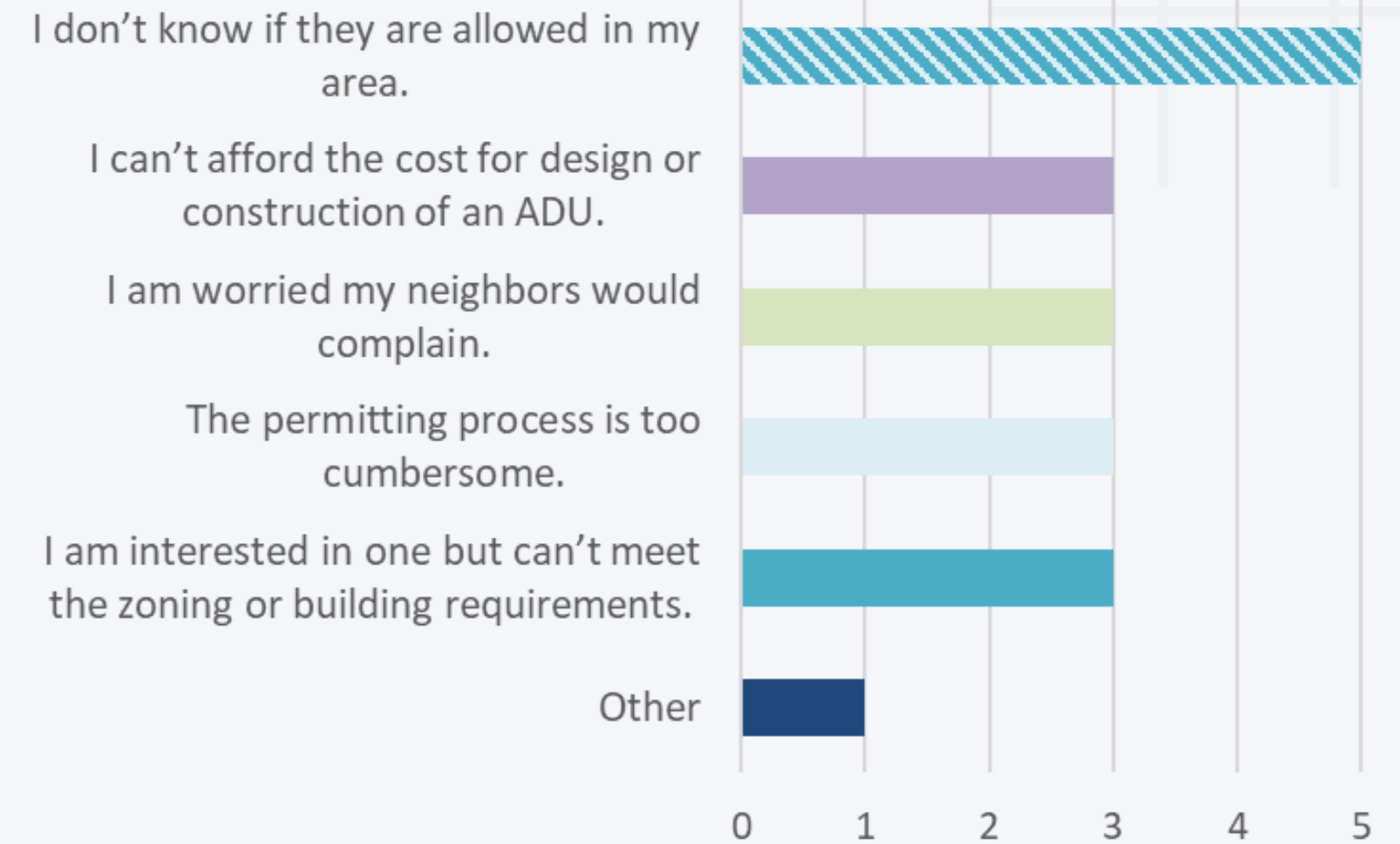
- Yes, but there are too many regulations.
- Yes, but I have not yet pursued an application.
- No, because I have no interest.
- I already have an ADU on my property.



n=17

**70.6% of Salt Lake County respondents wanted to add an ADU to their property or already had an ADU on their property.**

What has prevented you from pursuing or following through with an application for an ADU?



n=11



# Political Barriers

“I am worried by neighbors would complain”

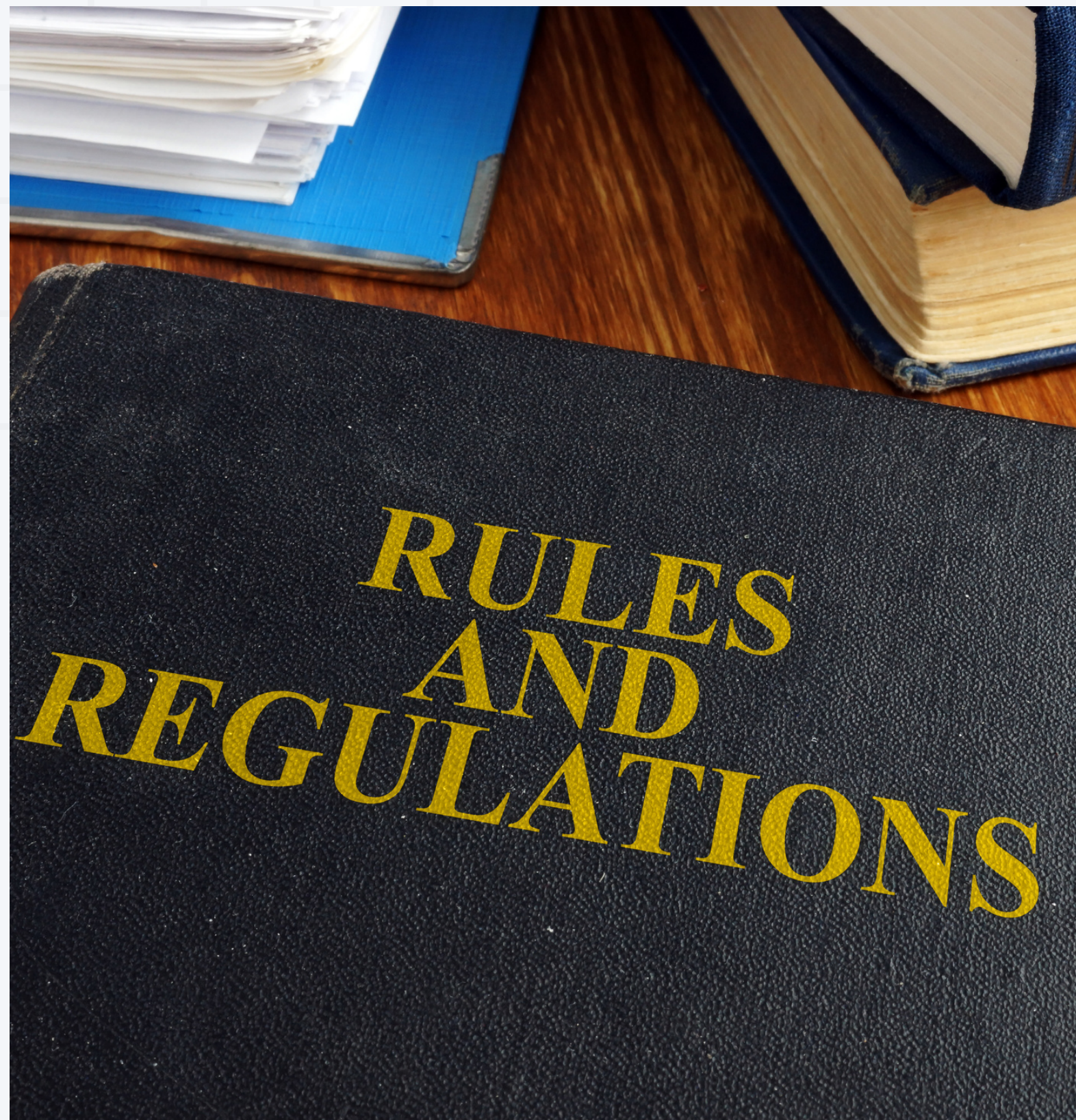
Affected **3/11** of Unincorporated respondents

Affected **9/59** of all respondents

Vocal opposition is one of the greatest barriers to addressing ADU challenges. Those who benefit from ADUs aren't always at public meetings where decisions are made. Fortunately, this survey did capture some of the voices in Unincorporated SLCo that support ADU development.







# Regulatory Barriers

“I don’t know if they are allowed in my area”

“I am interested in one but can’t meet the zoning or building requirements”

Affected **8/11** of Unincorporated respondents

Affected **32/59** of all respondents

Most common regulatory barriers include zoning that severely limits where ADUs can be built (zoning district limitations), processes that rely on discretionary approvals (NA), and overly strict standards related to lot size, setbacks, design, etc.





# Financial Barriers

“I can’t afford the cost for design or construction of an ADU”

Affected **3/11** of Unincorporated respondents

Affected **27/59** of all respondents

Financial barriers include the cost of design, construction, and permitting fees which can be especially burdensome for homeowners, who are developing on a small, independent scale.







# Procedural Barriers

“I don’t know if they are allowed in my area”

“The permitting process is too cumbersome”

Affected **8/11** of Unincorporated respondents

Affected **37/59** of all respondents

Most common procedural barriers include lack of homeowner experience with navigating permitting processes, uncertain permitting processes (steps and timelines), and the existence of illegal ADUs which can cloud perceptions, cause enforcement issues, and/or complicate the permitting processes.



# Survey Respondents' Preferred Interventions

## UNINCORPORATED Preferred Interventions:

1. Informational guide about the ADU process including application process and regulations.
2. A program that provides design and plans assistance for the application and construction process.
3. Resources with information about funding.
4. A program that allows pre-existing ADUs to come into compliance, with reduced permitting fees.
5. Reduced building requirements to include only life safety regulations.
6. Reduced setback standards for existing detached ADU conversions (i.e. garage conversion).

n=11

## ALL RESPONDENTS Preferred Interventions:

1. Informational guide about the ADU process including application process and regulations.
2. A program that provides design and plans assistance for the application and construction process.
3. Reduced building requirements to include only life safety regulations.
4. Resources with information about funding.
5. Reduced setback standards for existing detached ADU conversions (i.e. garage conversion).
6. A program that allows pre-existing ADUs to come into compliance, with reduced permitting fees.

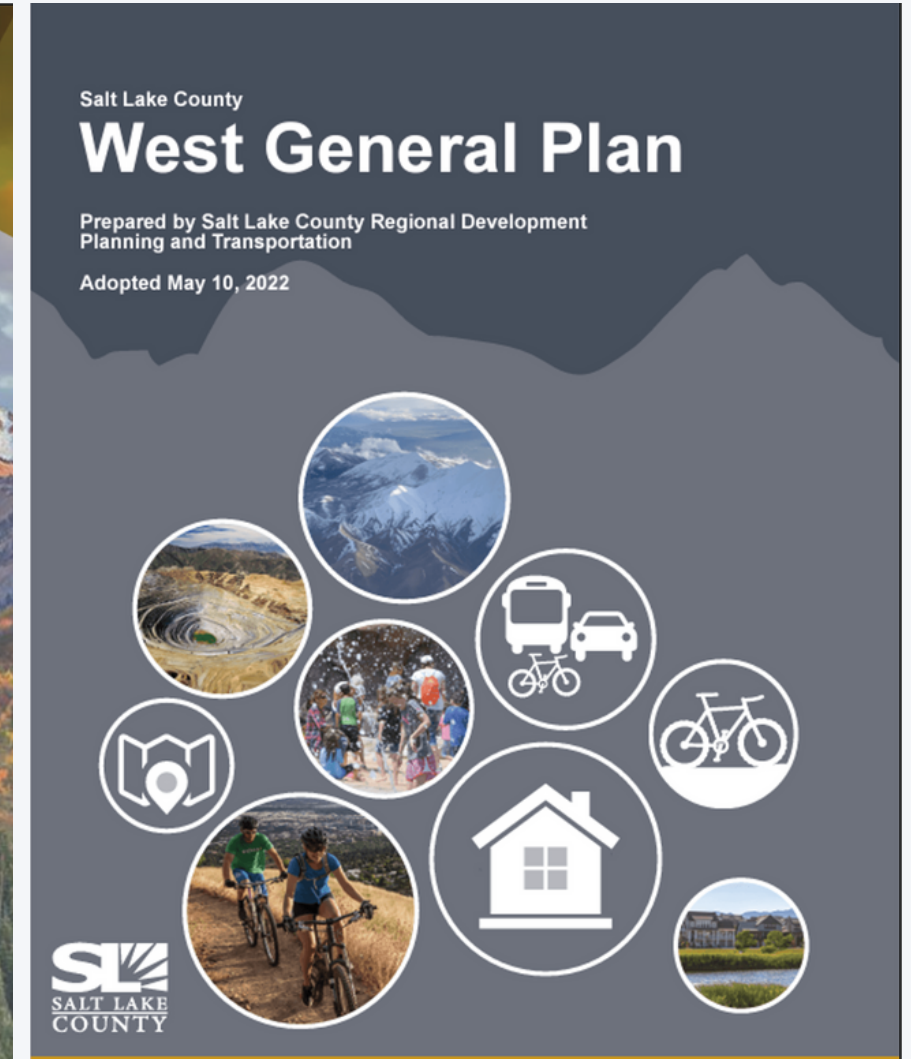
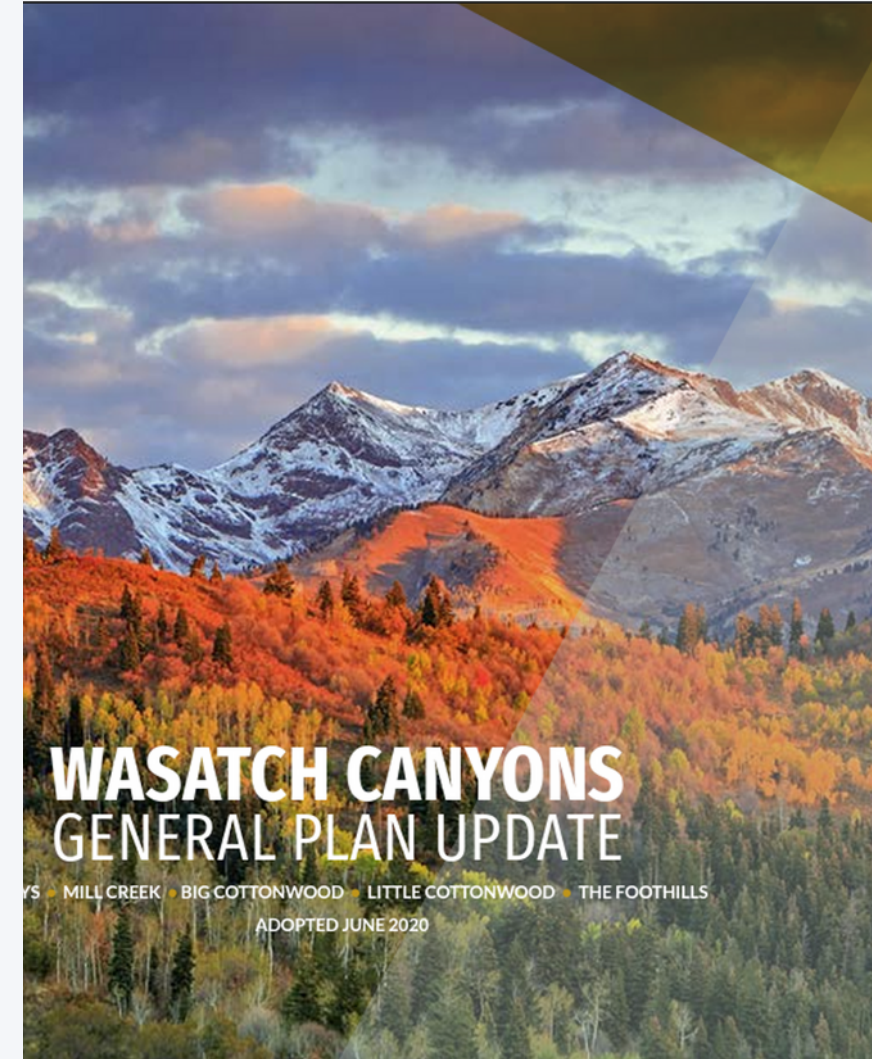
n=71





# General Plan Support

The facilitation of ADU development is encouraged as a housing strategy in both the Wasatch Canyons and West General Plans. However, specific implementation actions are not identified. The Sandy Hills General Plan does not directly address ADUs.



In 2020, the Kem C. Garner Policy Institute published a report on best practices for promoting housing affordability in Utah. The report featured an entire section on facilitating ADU development.



# Staff Recommendations

Based on the survey results and literature review, staff has recommended several near-term and long-term actions to reduce or remove barriers to ADU construction.

**Staff requests authorization to begin working on near-term solutions, including amendments to Chapter 19.15 of County Code, immediately.**





# Staff Recommendations

Recommended Action	Timeframe	Barrier Addressed	Case Study
**Amend Chapter 19.15 of Salt Lake County Code to address reduce lot size and setback requirements for detached ADUs.	Near-Term	Regulatory	Kearns Metro Township updated its ordinance in 2023 to reduce setback requirements for detached ADUs built in existing accessory buildings.
**Combine land use and building permitting steps into a single ADU application for customers.	Near-Term	Procedural	San Diego has a combination building permit process for ADUs and other small-scale developments.
Develop a guide to Unincorporated SLCo ADU regulations and procedural requirements.	Mid-Term	Regulatory and Procedural	Salt Lake City created a guide for applicants that discusses eligibility, key regulations, the ADU process, and FAQs.
Create a document or web page that connects potential applicants with funding resources available for ADU construction.	Mid-Term	Financial	The Salt Lake City ADU Guide features a small section on financial resources available to developers of ADUs.
Develop an acceptance program for pre-existing, illegal ADUs.	Long-Term	Political and Financial	North Salt Lake gave owners of illegal ADUs a specified timeframe in which to come into compliance with a waived land use permit fee.
Seek funding sources to create a grant or revolving loan fund to assist applicants in constructing an ADU.	Long-Term	Financial	Salt Lake City is developing a pilot program through its RDA that would finance ADU construction on the west side of the City.
Partner with local universities or non-profit organizations to offer ADU design assistance to potential applicants.	Long-Term	Financial	San Mateo County, CA partners with non-profit (Hello Housing) to provide up to 100 hours of planning and project management support for ADUs.

# Questions / Discussion?

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