



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: November 9, 2023
Re: Accessory Dwelling Units: Draft Community Survey Questions

Background

This report presents the updated ADU survey questions based on the Commission’s recommendations and suggestions from the November 1 work meeting.

COMMUNITY SURVEY - ACCESSORY DWELLING UNITS

Accessory Dwelling Units (ADUs) are becoming more popular and prevalent across the country as one solution to housing affordability. An ADU is a second living quarters on an owner-occupied single-family residential property.

An ADU is different from a guesthouse or a casita. Some of the differences in these terms are shown in the chart below:

Accessory Dwelling Unit	Guesthouse / Casita
Refers primarily to the use of a structure or portion of a structure as a second permanently occupied residence on a single-family property.	Refers to primarily to a physical structure allowed on a property which is used occasionally by non-paying guests.
Can be part of the main house on a property (internal ADU), or can be located in a separate structure on the property (external ADU).	Guesthouses are allowed in all zones.
Limited to 1,500 sf in area if located in a separate structure from the primary dwelling (an external ADU).	Can be as large as 5,000 sf in area.
Requires a special permit and is subject to additional standards regarding use and operation.	There is no additional permit (other than the standard building permit) required.
Can be permanently occupied. The minimum required rental period is 30 days for internal and 90 days for external ADUs.	Can only be occupied only for short periods (60 days or less) by non-paying guests (friends and family) of the main residence.
The owner of the property must permanently occupy the main house or the ADU.	The owner of the property is not required to reside on the property.

One additional parking space on the property is required for an ADU.	No additional parking on the property is required for a guesthouse.
In the time the Town has required permits for ADUs (since 2021) the Town has issued four ADU permits.	The majority of new single family residences constructed in the Town contain a guesthouse or casita.

In response to a mandate from the State of Utah, the Town recently amended the Town Code to allow internal ADUs on owner-occupied properties in all residential zones (Valley and Foothill Residential). In contrast, external ADUs are only allowed on owner-occupied properties in the Valley Residential zone. The Town currently only allows rental of one ADU per property. Complete details about the Town’s current ADU regulations are available in section 10-22-9 of the Town Code.

The Town’s General Plan states that the Town should:

Make allowances for expanded use of Accessory Dwelling Units (ADUs), while ensuring these uses do not detract from the character of existing neighborhoods. (Housing, Subgoal B2a)

Based in part on this General Plan direction, the Planning Commission is considering making changes to the regulations for ADUs. In considering these changes the Commission is not intending to allow more physical development on a property. Guesthouses and other detached buildings are already allowed on single-family properties, so ADUs will not necessarily result in more physical development than what is already allowed on a property. The issue the Commission is considering is how the structures that are already allowed on a property will be used. They want your input as they consider making changes to the ADU regulations. Please give your feedback by responding to the following questions regarding ADUs:

Survey Questions

1. What previous experience have you had with accessory dwelling units? (open-ended question)

2. Are you concerned that increased allowance for ADUs in the Town will have a negative impact on any of the following: (Rate each of the following on a scale of 1 to 5, with 1 being “Not concerned at all” and 5 being “Extremely concerned”)

 - a. Traffic congestion in the neighborhood where an ADU is located due to increased vehicle trips to and from the ADU
 - b. Parking congestion in the neighborhood where an ADU is located due to a need to park the vehicles associated with the ADU
 - c. Loss of peace and quiet in the neighborhood where an ADU is located
 - d. Diminished infrastructure and utility capacity in the Town due to increased demand caused by an ADU
 - e. Loss of Single-family nature of the neighborhood where an ADU is located
 - f. Other

3. Do you agree that increased allowance for ADUs in the Town will have a positive impact on the following: (Rate each of the following on a 1 to 5 scale with 1 being “Do not agree at all” and 5 being “Strongly agree”)
 - a. More housing options for key contributors to the community (e.g. employees of Zion National Park, shuttle drivers, workers at local businesses, etc.)
 - b. Revenue opportunity for owner-occupants of single-family properties
 - c. Opportunity for owners of single-family properties to age in place by downsizing to an ADU and renting the primary residence
 - d. More oversight and management of rental properties in the Town since the owner of the rental property also lives on-site
 - e. Environmental benefits since ADUs require less energy to heat and cool, and fewer resources to construct, than a primary single-family dwelling
 - f. Other

4. Do you feel ADUs are a cost effective way to provide more housing in the community?
 - a. Yes
 - i. If so, why?
 - b. No
 - i. If not, why not?

5. External ADUs are currently only allowed in the Valley Residential zone. Guesthouses are allowed in all zones. In which zones do you feel external ADUs should be allowed? (Mark all that apply)
 - a. Valley Residential
 - b. Foothill Residential
 - c. Village Commercial
 - d. Central Commercial
 - e. Agricultural

6. Currently, only one ADU is allowed per property. Should the Town change the code to allow multiple ADUs on a property?
 - a. Yes
 - i. If so, why?
 - ii. If so, how many total ADUs should be allowed on a property (total of internal and external)?
 - b. No
 - i. If so, why?

7. If you believe the Town should allow multiple ADUs per property, which of the following additional standards regarding multiple ADUs on a property should the Town adopt? (Mark all that apply)

- a. The property should be at least one acre in size to qualify for multiple ADUs.
 - b. A maximum of two ADUs should be allowed on a property.
 - c. The Town should allow two ADUs on a property, but only if one is internal and the other is external.
 - d. Other standard (specify)
 - e. There should be no additional standards for additional ADUs on a property.
 - f. The Town should not allow multiple ADUs on a property.
8. In any ADU, guesthouse, or casita, should a caregiver (a person providing onsite care to an owner-occupant of the property) be allowed to live long-term on the property in a separate dwelling from the owner-occupant?
- a. Yes
 - i. If so, why?
 - b. No
 - i. If so, why?
9. In any ADU, guesthouse, or casita, should a caretaker (a person providing maintenance and upkeep of the property) be allowed to live long-term on the property in a separate dwelling from the owner-occupant?
- a. Yes
 - i. If so, why?
 - b. No
 - i. If so, why?
10. Should the Town make revisions to the standards for ADUs that will allow expanded use and development of ADUs?
- a. Yes
 - i. If so, why?
 - b. No
 - i. If so, why?
11. What other comments regarding ADUs would you like the Planning Commission to consider as they discuss this issue? (open-ended question)
12. Where do you live? (If you have property in Springdale but you do not claim Springdale as your permanent residence, mark option "d").
- a. In Springdale in the Valley Residential zone (generally properties on the Valley Floor near SR9 and the Virgin River: Zion Shadows, Canyon View, Moenave Single Family, many lots in Canyon Springs, etc.)
 - b. In Springdale in the Foothill Residential zone (generally properties in the foothills above the valley floor: Anasazi Plateau, Valley View Drive, Quail Ridge Road, Stone Mountain, most of Kinesava subdivision, many lots in Canyon Springs, etc).

- c. In Springdale in a zone other than VR or FR (Gifford Park, Juniper Lane Townhomes, Sol Townhomes, Red Hawk, Moenave Multi-Family, etc.)
 - d. Somewhere other than Springdale.
13. Do you currently have an ADU on your Springdale property?
14. Do you currently have a guesthouse on your Springdale property?
15. How many people currently live on your Springdale property? (optional question)
16. How many vehicles are typically stored on your Springdale property? (optional question)