



Sandy City Council Office

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MEMORANDUM

April 2, 2024

To: City Council Members

CC: Dustin Fratto, Council Executive Director

From: Aaron Dekeyzer, Council Member At-large
Brooke D'Sousa, Council Member At-large

Subject: First Reading: Proposing amendments to the existing regulations surrounding guesthouses

Introduction

In response to the ongoing affordable housing crisis, many municipalities across the country are reevaluating their zoning and housing policies to encourage the development of Accessory Dwelling Units (ADUs), both internal and external. Salt Lake City has incorporated an Affordable Housing Incentives Development zone into their code, and Salt Lake County is moving to allow more ADUs in unincorporated areas. Sandy City code allows for internal ADUs; however, Sandy doesn't presently allow for external ADUs outside of what our code refers to as Guesthouses. These units offer an additional housing option for residential properties.

One notable trend gaining traction is the revision of municipal ADU codes to permit detached guesthouse rentals, providing families with increased flexibility and potential income streams, which may be helpful in subsidizing their mortgages as housing costs continue to increase, while addressing the pressing need for affordable housing units. This shift not only benefits property owners by unlocking the potential of their properties but also contributes to alleviating the affordable housing shortage by expanding the available housing stock.

Our intention is to explore the benefits of changing our municipal ADU codes to allow for detached guesthouse rentals and the positive impact it can have on property owners and the broader community amidst the affordable housing crisis. We look forward to hearing your questions, collaborating for a more specific and nuanced code, and incorporating your feedback into a second reading.

Background Information

The Land Development Code of Sandy City describes three types of Accessory Dwelling Units (ADU's):

- **Accessory Apartment** - A housing unit which is self-contained but incorporated within an existing structure that is designed as a single-family dwelling and will not substantially alter the

structure or the appearance of the structure.

Simplified Definition: Additional living facilities (kitchens, bathrooms, bedrooms, etc.) that make up a separated, but attached, second housing unit incorporated within an existing single-family dwelling (may be rented).

- **Extended Living Area** - Additional and accessory living facilities within a dwelling structure with kitchen, bathroom, and sleeping areas designed for temporary use by extended family members for medical or economic reasons on a non-rental basis and in compliance with standards as set forth in this title. The term "extended living areas" also includes additional family kitchens or kitchenettes and living quarters for domestic staff or other personnel typically employed in household maintenance

Simplified Definition: Additional living facilities incorporated within an existing single-family dwelling (may not be rented).

- **Guesthouse** – A detached living quarters located within an accessory structure that is subordinate to, and located on the same premises with, a primary dwelling, occupied solely by members of the family and temporary guests on a non-rental basis.

Simplified Definition: Additional living facilities, excluding a kitchen, that make up a detached structure on the same premises of an existing single-family dwelling (may not be rented).

As presently written Chapter 21-11-1 of Sandy Municipal Code ("the code") places various restrictions on the three types of ADU's described above. Focusing on guesthouses, the code requires, among other things, that guesthouses shall:

- Only be approved on a lot equal to or greater than 20,000 square feet.
- Be no larger than 400 square feet.
- Be limited to a single story.
- Have no basement.
- Have no more than one bedroom.
- Have no full-size kitchen facilities.
- Only be used by non-paying guests.

Overview of Recommended Amendments

We would like to continue working with council and administrative staff to explore in more detail amendments to our existing guesthouse regulations that will allow them to operate more similarly to accessory apartments. We feel that this option will improve the private property rights of our residents by both increasing opportunities to build a guesthouse and increasing residents flexibility to determine the use of their guesthouse. We propose that the Council explore the following amendments to our current guesthouse regulations:

- Expanding the number and type of lots where guesthouses are allowed.
 - We propose a process where approval is based upon the percentage of a lot that is not built upon and not the overall square footage of the lot.

- Expanding the allowable size of guesthouses.
 - Possibly a scale based upon the percentage of a lot that is built upon.
- Allow guesthouses to have basements and/or a second story.
- Allow guesthouses to contain more than one bedroom.
- Allow guesthouses to contain one full sized kitchen.
- Allow guesthouses to be rented.

Conclusion

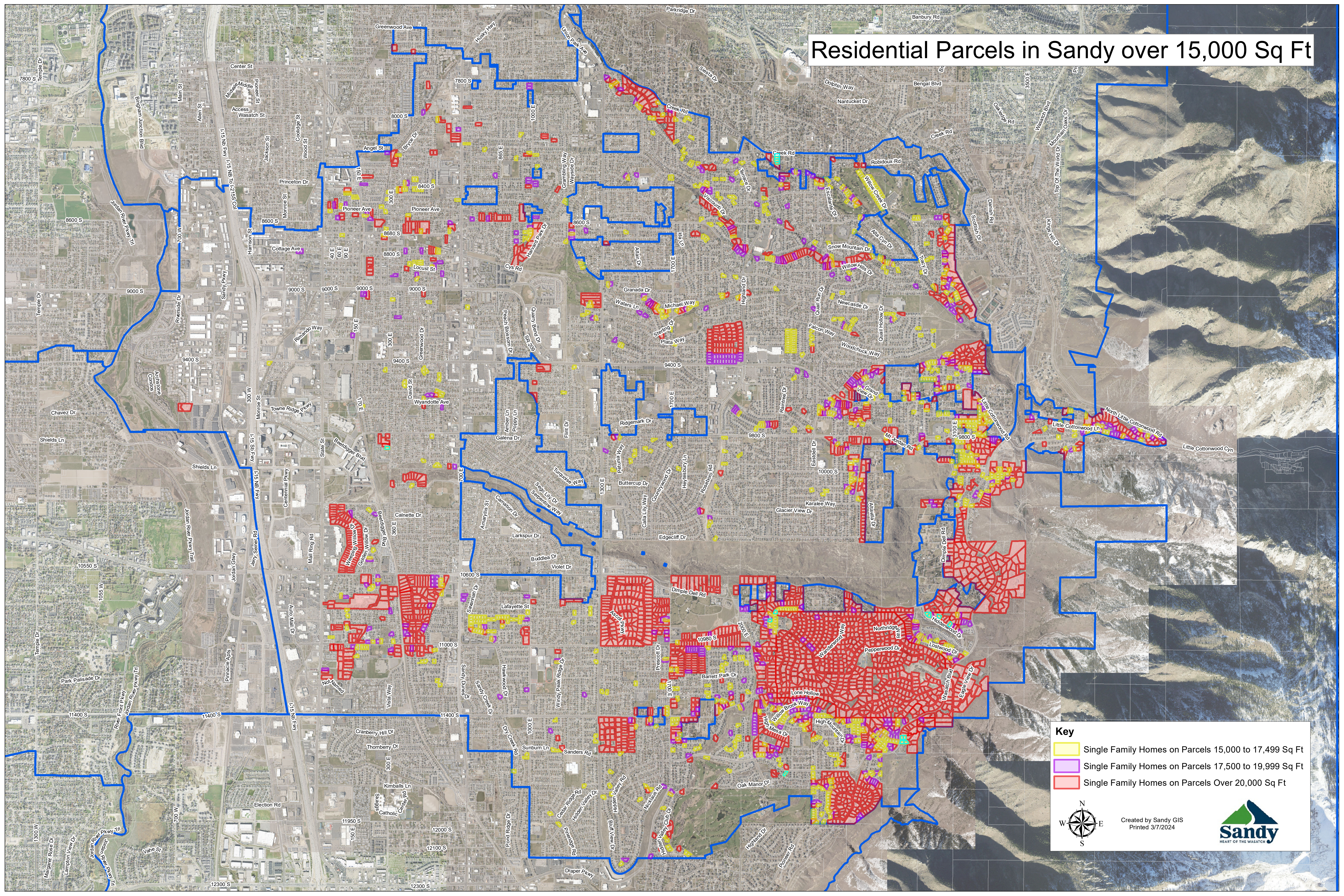
Tonight, we're requesting that the council provide feedback on our proposal. We will then take your feedback and work with staff to bring back a final proposal during a second reading. Should the Council decide to move forward with our final proposal during the second reading, city staff will then take the necessary steps to amend the Land Development Code.

Exhibit "A"

(See next page for map of properties with lots over 15,000 sq ft)

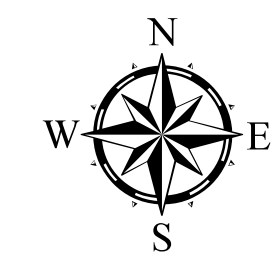
Number of Properties by Lot Size
15,000 to 17,499 sq ft - 839 Properties
17,500 to 19,999 sq ft - 438 Properties
>/= 20,000 sq ft - 2,173 properties

Residential Parcels in Sandy over 15,000 Sq Ft



Key

- Single Family Homes on Parcels 15,000 to 17,499 Sq Ft
- Single Family Homes on Parcels 17,500 to 19,999 Sq Ft
- Single Family Homes on Parcels Over 20,000 Sq Ft



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