



## ADU Survey Summary - February 2019

*Note: The total number of survey responses received was 373. Some of the questions allowed respondents to list multiple items (e.g., advantages, disadvantages, and regulations). For those questions, each item listed was counted; therefore, the total number of advantages, disadvantages, and regulations will exceed the total number of survey responses.*

### Demographics

#### Residency

Most survey responses were submitted by Spanish Fork residents who have lived in the community for fewer than 5 years, or between 10 and 19 years.

Are you currently a Spanish Fork City resident?	Total	Percent
Yes	357	96%
No, but I previously lived in Spanish Fork City	7	2%
No, and I have never lived in Spanish Fork City	9	2%
<b>Total</b>	<b>373</b>	<b>100%</b>

How long have you lived in Spanish Fork City?	Current Resident	Previous Resident	Average
Fewer than 5 years	24%	57%	25%
5-10 years	18%	14%	18%
10-19 years	29%	14%	29%
20-29 years	13%	0%	13%
More than 30 years	15%	14%	15%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## Tenure

Most responses received were from individuals who own their current residence, have never lived in an ADU, but are aware of existing ADUs in Spanish Fork. On the other hand, very few responses were received from renters, and only 15 percent of responses were received from individuals currently living in an ADU or homeowners that have an ADU.

<b>Do you rent or own your current residence?</b>	<b>Total</b>	<b>Percent</b>
Own	347	93%
Rent	26	7%
<b>Total</b>	<b>373</b>	<b>100%</b>

<b>Is your current residence an accessory dwelling unit (ADU)?</b>	<b>Total</b>	<b>Percent</b>
Yes	4	1%
No	22	6%
<b>Does your current residence have an accessory dwelling unit (ADU)?</b>	<b>Total</b>	<b>Percent</b>
Yes	52	14%
No	295	79%
<b>Total</b>	<b>373</b>	<b>100%</b>

<b>Have you ever lived in an ADU?</b>	<b>Total</b>	<b>Percent</b>
Yes	150	40%
No	223	60%
<b>Total</b>	<b>373</b>	<b>100%</b>

<b>Are you aware of any ADUs in Spanish Fork City?</b>	<b>Total</b>	<b>Percent</b>
Yes	257	69%
No	116	31%
<b>Total</b>	<b>373</b>	<b>100%</b>

## Issues

### Advantages

Generating supplemental income and providing security and assistance for the elderly were the most common responses for ADU advantages.

What would you consider to be advantages of ADUs? (*Option listed in survey)	Total	Percent
<b>Income</b>	<b>327</b>	<b>24%</b>
Generate supplemental income for homeowner*	326	24%
Investment property	1	0%
<b>Elderly</b>	<b>293</b>	<b>22%</b>
Provide security and assistance for elderly*	292	22%
Age in place	1	0%
<b>Affordable Housing</b>	<b>291</b>	<b>22%</b>
Create affordable housing opportunities*	280	21%
Affordable/free housing options for family	9	1%
Affordable housing for young couples	2	0%
<b>Housing Options</b>	<b>248</b>	<b>18%</b>
Increase amount of available housing*	246	18%
Provides short-term housing options	1	0%
Reduces high-density growth	1	0%
<b>Mortgage Qualification</b>	<b>183</b>	<b>14%</b>
Provide an additional resource for perspective homeowners to qualify for a mortgage*	183	14%
<b>None</b>	<b>6</b>	<b>0%</b>
None	6	0%
<b>Other</b>	<b>4</b>	<b>0%</b>
Separate space for guests or tenants	3	0%
Respects property owner's rights	1	0%
<b>Total</b>	<b>1,352</b>	<b>100%</b>

## Disadvantages

By far, parking issues was the most common disadvantage indicated by respondents.

What would you consider to be disadvantages of ADUs? (*Option listed in survey)	Total	Percent
<b>Parking</b>	<b>283</b>	<b>39%</b>
Parking Issues*	283	39%
<b>Neighborhood</b>	<b>115</b>	<b>16%</b>
Disrupt fabric of a neighborhood*	100	14%
Increases traffic	2	0%
High-density housing	2	0%
Increase in crime	2	0%
Low-income families	2	0%
Tenants not invested in community	2	0%
Transient tenants	2	0%
Community backlash	1	0%
Creates short-term rentals	1	0%
Non-family tenants	1	0%
<b>Costs</b>	<b>109</b>	<b>15%</b>
Cost of installing additional meters*	107	15%
Renovations required to be compliant	1	0%
Shared mailboxes	1	0%
<b>Property Maintenance</b>	<b>100</b>	<b>14%</b>
Lack of property maintenance*	100	14%
<b>Noise</b>	<b>89</b>	<b>12%</b>
More noise*	89	12%
<b>None</b>	<b>28</b>	<b>4%</b>
None	28	4%
<b>Other</b>	<b>5</b>	<b>1%</b>
Taxing/regulating property owner's rights	2	0%
Too many people per dwelling	2	0%
Problems depend on the property owner	1	0%
<b>Total</b>	<b>729</b>	<b>96%</b>

Survey participants indicated a variety of ways to mitigate issues associated with ADUs. Thirty percent of all responses indicated that off-street parking should be required, while other responses indicated that on-street parking should be allowed, perhaps depending on the area and during different times of the day, while others suggested other parking requirements, including registering vehicles with the City to park on the street. Other suggestions include not requiring a second meter, or reducing the cost of the meter, limiting the number of units in a particular area or zone, increased enforcement of city ordinances, limiting the number of occupants or vehicles per unit, and only allowing ADUs for family members.

<b>How could the disadvantages be mitigated?</b>	<b>Total</b>	<b>Percent</b>
<b>Parking</b>	<b>142</b>	<b>46%</b>
Off-street parking requirements	93	30%
Allow on-street parking	7	2%
Limit number of vehicles	6	2%
Designated parking (whether on- or off-street)	5	2%
Bigger driveways	4	1%
Wider roads	2	1%
Traffic grid improvements	2	1%
Require garage for vehicles and not storage	2	1%
Require garage	2	1%
Reduce setbacks to increase parking options	2	1%
Limit on-street parking	2	1%
Improved public transportation	2	1%
Signs	1	0%
Ride sharing	1	0%
Register vehicles with City	1	0%
Prohibit on-street parking	1	0%
Parking restrictions	1	0%
On-street parking hours restricted	1	0%
No parking on lawn	1	0%
Minimum lot size	1	0%
Larger lot sizes that can accomodate parking	1	0%
Easier process to add parking pads	1	0%

Don't allow on-street parking in some areas	1	0%
Allow on-street parking for ADU, not for owner	1	0%
Allow for additional driveways	1	0%
<b>Costs</b>	<b>39</b>	<b>13%</b>
Don't require second meter	10	3%
Reduce cost for meter	6	2%
Require second meter	5	2%
Payment plan for second meter	3	1%
Include utilities in rent	2	1%
Assess impact fee	2	1%
Utility discount if landlord performs biennial renter evaluations	1	0%
Split utilities	1	0%
Split second meter cost among owner, tenant, and provider	1	0%
Split meter cost between owner and tenant	1	0%
Reduced building requirements and lower cost	1	0%
Keep permitting costs low	1	0%
Increase taxes for owner	1	0%
Include utilities in rent if no second meter	1	0%
Finance second meter cost	1	0%
Charge second meter cost at time of construction	1	0%
Cap rental prices	1	0%
<b>None</b>	<b>30</b>	<b>10%</b>
None	24	8%
Do not allow ADUs	6	2%
<b>Permitting</b>	<b>23</b>	<b>7%</b>
Specific requirements	9	3%
Inspections	3	1%
Require building permit	2	1%
Require a license	2	1%
Better planning	2	1%
Only permit in Multi-Family zones	1	0%
Allow only on smaller lots	1	0%
Reasonable ordinance implementation	1	0%
Separate entrance to unit	1	0%

Self-regulated home checks	1	0%
<b>Occupancy</b>	<b>20</b>	<b>6%</b>
Limit number of occupants per unit	10	3%
Require owner occupancy	4	1%
Only permit for immediate family or caregivers	2	1%
Require occupancy permit	1	0%
Limit number of pets	1	0%
Limit number of occupants per unit (except for family)	1	0%
Limit number of occupants by unit size	1	0%
<b>Enforcement</b>	<b>18</b>	<b>6%</b>
Enforcement	18	6%
<b>Neighborhood</b>	<b>16</b>	<b>5%</b>
Limit number of units in an area	4	1%
Require tenant screening	2	1%
Communicate with neighbors	2	1%
Prohibit short-term rentals	1	0%
Prohibit renting units	1	0%
Prohibit renting unit during first year of ownership	1	0%
Patience	1	0%
No detached ADUs	1	0%
Limit number of ADUs per lot	1	0%
Limit number of ADUs in the city	1	0%
Assistance in evicting bad tenants	1	0%
<b>NA</b>	<b>15</b>	<b>5%</b>
NA	15	5%
<b>Property Maintenance</b>	<b>7</b>	<b>2%</b>
Property maintenance requirements	6	2%
Increase responsibility of tenant	1	0%
<b>Noise</b>	<b>1</b>	<b>0%</b>
Require additional insulation to reduce noise	1	0%
<b>Total</b>	<b>311</b>	<b>100%</b>

## Regulations

Similar to the question regarding mitigating disadvantages, requiring off-street parking was the most commonly listed regulation that should be used when allowing ADUs. Requiring the owner to reside on the premises was also commonly suggested.

Which regulations should be used for ADUs? (*Option listed in survey)	Total	Percent
<b>Parking</b>	<b>323</b>	<b>39%</b>
Off-street parking requirements*	225	27%
Allow for on-street parking*	97	12%
Limit number of vehicles	1	0%
<b>Occupancy</b>	<b>209</b>	<b>25%</b>
Owner must reside on premises*	205	25%
Limit number of occupants	2	0%
Family only	1	0%
Limit number of pets	1	0%
<b>Permitting</b>	<b>173</b>	<b>21%</b>
Be licensed with the City*	163	20%
Inspections	3	0%
Require a license for non-family tenants	1	0%
Prohibit short-term rentals	1	0%
Permission/notice neighbors	1	0%
Regulations based on size of home and lot	1	0%
Self-regulation documents	1	0%
Unit size restrictions	1	0%
Allow attached and detached	1	0%
<b>Costs</b>	<b>94</b>	<b>11%</b>
Must have own utility meter*	91	11%
Assess impact fees	1	0%
Increased taxes for non-owner-occupied units	1	0%
Increase taxes for owner	1	0%
<b>None</b>	<b>22</b>	<b>3%</b>
None	21	3%
Do not allow ADUs	1	0%

<b>Property Maintenance</b>	<b>3</b>	<b>0%</b>
Required property maintenance	3	0%
<b>Neighborhood</b>	<b>2</b>	<b>0%</b>
Match neighborhood aesthetic	1	0%
Limit number of ADUs per dwelling and block	1	0%
<b>Total</b>	<b>826</b>	<b>100%</b>

## Other Comments and Suggestions

Do you have any other suggestions related to accommodating or allowing ADUs?
I think they are a good idea for individuals who can't afford a home without the additional rent. However, I think they should be strictly regulated, required off street parking, and do not allow for nightly rentals (Airbnb).
Limit the amount approve each year.
Do not allow this.
My street and others around me have to many cars parked on the street and snow removal is hindered because of the cars. I know a few of my neighbors have apartments in their basements and I am quite sure they aren't permitted.
require minimum maintenance standards
No
I think the property owner must be required to have a permit.
This has developed into a big headache for me. This will not improve the town or quality of life. Spanish fork is turning into a junkyard.
Please do not add them to neighborhoods where they are not legal. I am planning on moving because it is difficult to live next to over occupied homes
Must be licensed and inspected.
I believe that as Spanish Fork city grows, it will become increasingly advantageous to allow for ADU's.
Yes, research other communities who have a large number of ADU's and learn best practices from their experience to guide you in making your policy changes.
Any apartment that is allowed must meet a higher standard for yard landscaping, since the homeowners would supposedly have more income from rent to invest in the property. Also garages cannot be used for storage and all cars must be parked in the driveway and no more than 2 cars per unit should be allowed.
Only homes in certain areas - but not to be allowed in new neighborhoods or new homes - unless it is zoned for it and there is ample space like 1/2 acre lots or largest -
I don't see the need for the city too overly regulate ADUs. The city and county is in desperate need of more affordable housing if anything the city should be encouraging more basement and mother-in-law apartments. Let's look at ways to make it more accommodating for homeowners to supplement their income while providing more affordable housing and not try tip overregulate homeowners.

No

Let property owners make decisions about their own property. As long as property owners are taking steps to ensure responsible tenants, the government should stay out of ADU regulation

Let people do what they want with their own property. People can take care of themselves.

Allow them to help people financially. Young People need cheaper places to live and owners that are retired need to have enough income to live on.

Let freedom ring let people do what they want

ADUs should be no different than a regular dwelling. Existing code should govern them.

The owner (not city regulations) should provide things like parking, separate meter, etc. The owner should be free to seek a separate meter and all the regulations to acquire one for a new house should apply (inspections, permitting, etc.).

City ordinances already cover parking and winter parking. Renters of an ADU should be aware and responsible for compliance- regardless of whether the homeowner provides parking or not.

Without information about why the city is concerned it is hard to know why it would be concerned.

Allow all over the city.

This would be a big plus for the City — having ADUs.

Let them have it government leave them alone

Could someone come up with some kind of informational paper with known pros and cons of allowing ADUs? And make that information available on the city website?

None. As long as they are pleasing looking and the property can support one they should have that right.

Allow landlords to decide if separate utility meter is needed.

N/A

It makes sense for Spanish fork to allow this.

Homes are ridiculously expensive.

Young people are renting basements anyway, if you get involved in this at least the community can have some say in how to manage it... for now it is happening under the radar.

I don't see how it's anyone business if you want to rent out your basement.
This would be a great thing financially for us now and as we age and my parents now.
Every situation is different
Reduce the regulation/compliance
This is America, let people decide how they want to live and allow them to do what they please with their property.
Again. Stay out of people's business and homes.
Accessory dwelling units should be allowed for familial members only within a single family residential zone. Also, the accessory apartment permit in this situation should be recorded to run with the land and be void if non family members occupy the accessory apartment. Fines should be levied for noncompliance and liens authorized.
ADUs should have regulations so that it does not disrupt the feel and flow of the neighborhood. We lived in one and it was set up so nice you wouldn't have known we were not a part of the house. It can bring down the value of a neighborhood if their are not regulations of some kind.
Housing has become so expensive that our children struggle to leave the nest. Communities need to show patience with sharing housing or our children are out in the cold.
City shouldn't regulate them. If people wish to rent part of their home, they should be able to.
ADUs would help so many people. Home owners who are struggling to pay their mortgage, Young families wanting to own rather than rent but can't quit make the full payment themselves, elderly can stay in their homes longer. The housing crisis in Utah County is so terrible this would be a quick alternative to building.
Allow people to use their property as they would like, as long as it doesn't violate the rights of the neighbors. It's unfortunate that you spend your life paying for your house and once you own it, you don't really own it because the government continues to tax you and tell you how you can and can't use it.
A max size of a unit may be necessary, especially if a tiny home is considered an ADU. Personally, I wouldn't want an ADU to take up half of my backyard, but I do love the idea of tiny homes and would love one myself.
Just allow them.
I like the idea of registering the dwelling with the city and think that would go a long way to enforcing any upcoming regulations.
I was actually going to stop i the office today to talk about this as we were looking at building a home with a mother-in-law basement. Are there any rules or regulation in Spanish Fork for doing a ADU?
The more regulation the harder for real people to use them. Anyone making money off of them will jump through the hoops, but just needing to move grandma in for a while wouldn't

If the city changes codes for their ADUs will they release their legal hold placed on homeowners who finished their basement in such a way that it could be used for later income as an accessory apartment? I did not expect to have to sign a binding legal form that keeps us from ever having an accessory apartment when we finished our basement. It was a frustrating and devastating blow to our future plans to later petition the city for the chance to have an ADU to keep us in our home in our old age. We are a family who may lose our home at retirement or due to older age health issues if we are not allowed to then use our space as an accessory apartment. We will then be forced to sell and "TRY" to find housing in what will likely be an even more difficult real estate market as elderly/ill residents. This may be crippling to the future senior citizens of Spanish Fork and may possibly make us and other senior or ill residents of Spanish Fork homeless in the future. When we purchased we tried to find an affordable home (rambler - due to health issues) during this high-priced market and were unable to find one in a price range we can sustain after retirement, yet we had to get out of the 4-level split we were in due to physical challenges. The cities apartment restrictions may destroy our security in our senior years. It is a huge concern for us currently. Please consider this need for your current citizens. Thank you!

Would homeowner be considered a landlord? Would property tax change if space is rented vs occupied without payment of rent in the instance of helping a family member and homeowner not expecting to profit?

I think they are good for the city as long as done legally. Provo messed it up ruining legal duplexes, but adding adus would only help property values

My biggest concern is having lower income housing options tends to increase crime. That fact needs to be addressed and mitigated before we should accommodate ADUs more fully.

Do the opposite of the way Provo did it.

We need more of them!

I think it's great that the city is looking at the idea, can't wait to see what becomes of it.

No.

It would be nice to allow a homeowner who lives in a non ADU area the option of designating their home as a R-1-6 or a R-3 through a yearly fee (\$100-\$300). Provided they meet certain guidelines such as sufficient parking.

I feel the property should be sized appropriately to allow our building. But if it is within the current walls, there should be no restrictions on what you can do.

I was told you were not allowed to park in the street when I bought my house and i don't. Except if you drive through the Spanish highlands neighborhood you will see plenty of cars parked in the road and plenty of cars parked over the sidewalk too. I don't think parking is an issue.

Prefer to not have any detached ADUs from primary residence/living structure in my neighborhood.

I know people who have ADUs, they just want to be able to rent them out honestly. They cannot survive without the income generated from the ADU. If the city would make a way for them to be able to rent it out honestly, even charge the homeowner an annual or monthly fee, it could be win-win for everyone. Even ADUs in the nicer neighborhoods of

Spanish Fork do not disrupt the fabric of the neighborhood from what I have observed. Parking would need to be provided on the property because of snow removal. FYI contractors and building companies promote the construction of ADUs and inform potential clients that the city allows them. Then after people move into the houses, they find out the city does not allow it and are stuck with a house they cannot afford without renting out the ADU.

No

Ccr's and hoa's Already try to manage how a single home can affect its surroundings.

If the spirit of those rules are still followed, it shouldn't matter if two families or one are living in the residence.

Thank you for considering this valuable option for homeowners. I am thinking of finishing my basement so my oldest son's family can move in while he attends college.

Minimize regulation.

no

Many ADU's typically don't pay impact fees, don't pay property taxes on changed value of home, and many don't get licensed with the city and don't many times construction is not done to code. I think if someone wants to have an ADU, that's within their rights. It's also fair to require impact fees, accurate tax valuation, safe housing for tenants, and parking on property. It should be treated only very slightly different than any new home or apartment construction would require.

Since ADU's are already common in the city, make it easy for those neighbors to come clean and continue doing so without additional fees, licenses or expense. Renters usually have utilities included in their rent as the homeowner has only one meter. Don't require a costly extra power meter. Owner occupied is a good idea to prevent a home from becoming a two unit apartment complex in a residential neighborhood. I'm don't understand rules/regulations on renting a single family home. I do have a basement apartment. It is currently occupied with a young family that can't afford a home or rent.

I have not seen nor heard of problems with homeowners having ADU's or neighbors living next to homes with ADU's although I'm sure there have been occasions. I do know of several neighbors who have elderly family members who are cared for at home in these type environments. I hope to care for my father one day in this way. Our society has moved away from family members relying on one another and living together as large extended families. I believe that ADUs allow for this as well as other circumstances, such as allowing a single woman, divorced or widowed, to remain in her own home but unable to pay the full mortgage payment without supplementing by sharing her home with another person or couple paying to live in an ADU within the home. Another "extended" family taking care of one another.

I strongly recommend the City allow ADUs!

They should be allowed.

I am for ADUs. I feel sometime down the road that I might like to build an ADU on my property.

There is too many people living in single dwellings as it is. All you do is set it up for more congestion, more parking in the streets, more noise and it just cost the homeowners more money all the way around.....
I think the most important requirement would be for the owner to live in the main residence.
There's homes in the city that have many families living in them. They park on the lawn. Looks trashy. Go check out fieldstone homes by the police station. Perfect example of what ADUs could end up being.
ADUs must be permit based and have a fee if rented out.
It would be nice if the owners let the closest neighbors know they will be bringing renters in to the neighborhood. Just a nicety.
As a homeowner wanting to add an ADU to my home to help with cost of living and care for my elderly parents one day I hope that the process is simple and straightforward. Whatever policies you are going to put into place that they are reasonable and financially viable for a middle class family to afford.
Certain parts of town that already have apartments, duplexes or 4 plexes should be the neighborhoods where ADUs are allowed, not in single family home neighborhoods.
Being able to do this with only one set of utilities
Allowing for so-called "tiny houses", if the lot is large enough to accommodate, would also be nice.
rental dwelling licenses like Provo
Owners should have business license and permits in place before constructing ADU. Strong enforcement.
I think there should be a maximum occupancy limit.
No neighborhood anywhere has benefited from widespread use of ADUs. It lowers property values, and encourages investors to buy homes in older neighborhoods, and convert the homes to upstairs/downstairs apartments further contributing to the neighborhood's decline. When a city does not enforce existing ADU ordinances, or liberalizes ADU ordinances it will pay the price later, and it's a bell the city won't be able to unring.
Maybe ADU permission should be revocable by neighbors whose rights get abused.
Safety inspection
No
Make it simple enough that people can actually follow the rules.
They are a good idea if regulated.
I am totally against adus
None
I think this is a wonderful idea that wood in particular benefit an aging population of retirees who will be able to age in place-given the lack of sufficient assisted living and nursing home

facilities- while still being able to be watched over and cared for, ideally by their loved ones.

No

I am a single parent and affordable housing is unrealistic in the current housing market. Spanish Fork should set the example for the rest of the county/state on how to take care of its citizens by accommodating more affordable housing instead of just "custom" or "luxury" housing. ADUs could be a good step in the right direction

This isn't a big deal for me. I would love to make this easy for people like myself (own old home on one acre lot on Canyon Road) to eventually have additional dwellings for elderly family or young couples, potentially generating income and certainly making affordable housing available.

No

just found out about adu's and have not had any discussions about them. the subject needs a robust discussion.

there should be a minimum square footage for each occupant and a maximum for the number of occupants.

I think people should be able to do whatever they want with their property. As long as it doesn't affect public property (street parking). There is already a noise ordinance in place that can be enforced. The one thing I've heard complaints about with these types of apartments is landlords overcharging for utilities. So I think if there was a law that said utilities must be included in the rent if there aren't separate meters. I think they should also have to have a separate license to make sure the owner is compliant. And have a separate entrance either through the garage or outside. In the end if I am not bothered by it, then by all means it should be allowed.

Let people use THEIR property how they see fit.

Expand zoning areas to allow there to be accessory apartments in more areas to help with the housing shortage

Single family zoning is what people agreed to when purchasing in those zones. To to allow that to change and effect neighbors property values is not fair to those that purchased in a single family dwelling zone. t causes issues. It effects property values and should be limited and regulated so that it just doesn't turn into duplex allowances. Property owners should have to reside on site and numbers of occupants in the accessory apartment should not allow for families. Just a caretaker or something of that nature.

Less rules is better. People are trying to pay the bills. People are trying to take care of aging parents. If it's disruptive, neighbors can call police like they can do for anything else.

ADUs are a wonderful opportunity to help families take care of each other in a dignified manner, especially elderly family members, but also adult children.

Allowing them gives people the opportunity to find a place to live in a difficult market.

I think there's a great need for ADU's. There might be a few bad apples that would cause problems but for the most part it would help provide affordable housing for homeowners and tenants and give families a space to care for relatives in need that want their own

kitchens/living space.
n/a
No
I would personally prefer the opportunity to convert my large basement to an ADU. Not as many families need huge homes anymore.
Create reasonable standards, make it known and easy to understand and enforce those standards. I just moved from Provo where I owned a legal owner occupied accessory apartment. Provo was horrible in creating reasonable standards, being consistent and enforcing and as a result more people had illegal apartments then legal.
Allow this and make it easy for homeowners. Home prices are outrageous, and this helps both the homeowner and the renter.
Separate entrance not in the front of the house.
Outside lighting that does not disturb the neighbors.
No rooms shared with owners(like a kitchen or bathroom).
Mind your own business. Let people do what they want with their own property.
I think they are a great way to provide more housing in the area. Also a great way to help people afford owning a home with the increased cost of homes. I don't think on street parking is a bad thing if the roads are wider. Like in the older part of town. However in a lot of the newer neighborhoods, the roads are a lot more narrow. This could create a problem for residents in those areas. I also think that it should be limited to one ADU per property. Not like Provo where homes have been converted into 5 or 6 units. Minimum square footage requirements should be made. Varying on how many bedrooms are in the unit. But over all, I think it's a great idea. Homes have gone up in cost and wages have not. This could provide a great way for people to take some of the mortgage burden off of them. And also give people who don't own a cheaper option for rent. It would help a lot of people.
Owners must notify city whether they are renting a unit out or not.
I think that if people have additional space in their house that they are willing to rent to generate income for their family and to create a lower housing income for the family renting that they should be allowed to do so with minimal regulation.
Don't drive rent up with red tape.
No
Nope let it pass so families that need to live this way can. Or families that need to extra income to help pay with there mortgage can get help so they are not on the streets too. Help the lower income
Allow them! They provide living space for newly married, single, and elderly people who otherwise couldn't afford rent or mortgage. They're a great stepping stone living situation.
Spanish Fork residents should have the freedom to use their own property to supplement

income, and provide affordable housing to family (elderly and newly weds). This would make the renting market more competitive and bring down costs.

I would be interested but thought it was illegal (well at least not zoned).

I wish I could have one. I could use some extra cash haha.

These are helpful as families age whether one needs to take care of aging parents or a struggling child while still maintaining some autonomy.

Increase presence and web visibility of rental properties (ADUs) in Spanish Fork.

They cannot be occupied by more than two separate families related or unrelated.

This is definitely a two way street. They are beneficial and can be a nuisance. I would hate to see people not be able to benefit from that extra income because their neighbors don't want an extra car in the driveway. That being said, having grandma move in with you might not require a separate meter if she isn't paying or responsible for the bills. Some regulation to keep people from separating houses they don't reside in into 3-4 rental units and creating a lot of turnover in neighborhoods would be helpful and I'm sure appreciated by all neighbors.

I personally would love to use my property to help with attaining financial freedom.

Let people do what they want with their own property!