



**Kimberley Driscoll**  
**Mayor**

**CITY OF SALEM**  
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DAVID H. KNOWLTON, P.E.  
CITY ENGINEER / DPS DIRECTOR

## ***MEMORANDUM***

April 6, 2021

To: Dominick Pangallo, Chief Administrative Aide to the Mayor  
From: David H. Knowlton, P.E., City Engineer / DPS Director *David*  
RE: Impact of City Utilities from proposed Accessory Dwelling Unit Ordinance

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This memo has been prepared to provide my opinion on the impact to City infrastructure expected from the proposed Accessory Dwelling Unit (ADU) Ordinance, as requested at a recent City Council and Planning Board joint public hearing.

Based on the information provided to me from the Planning Department, I believe the impact on City infrastructure will be minimal. The Pioneer Institute has provided data showing that municipalities with a similar ADU ordinance, without residency restrictions, saw between 20 to 60 permits issued. Currently 71% of the households in the City are comprised of 1 to 2 people. Being conservative, and assuming we see 60 ADU permits, with 2 people per ADU would equate to an increase in 120 people. Even if the City sees 100 ADU permits, the increase would be only 200 people. This is a relatively small increase to the current population of +/- 41,000 and would impose very limited demand on the City's water/sewer/drainage systems.

The requirement for any new detached ADU building to go through the Special Permit process pursuant to subsection 3 of Section 3.2.8; which will require these applications to review the adequacy of utilities and address deficiencies, further protects the City infrastructure.

If you have any questions, or require additional information, please call.

Cc: Tom Daniel, Planning and Community Development Director