

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12/12/2023

Issue: LASSIG DETACHED BUILDING AND GUESTHOUSE
ACCESSORY DWELLING UNIT (ADU)
Address: 10698 S. Bison Creek Cv.
File No: PLALU202300193
Applicant: Chad Lassig

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLALU202300193 to allow the proposed guesthouse (ADU) size.

ACREAGE:	0.4 acres
CURRENT ZONE:	R-1.8 (Single-family residential, 1.8 lots per acre) Zone
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Bison Creek Cv. South – R-1.8 / Single-family home West – R-1.8 / Single-family home East – R-1.8 / Single-family home

STANDARD OF REVIEW:

17.130.030.020: REVIEW PROCESS

C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

BACKGROUND:

The applicant has applied for an Accessory Dwelling Unit (ADU) permit to construct a detached building and a guesthouse on the property located at 10698 S. Bison Creek Cv. The proposed building will be located at the southwest corner of the property. It will consist of two floors, a main floor and a lower (basement) floor.

The lower floor will have a gym, a kitchenette and a storage space. The main floor will contain an accessory dwelling unit (ADU) or a guesthouse consisting of a family room, kitchen, dining

room, three bedrooms, two bathrooms, storage space and an office space. The ADU parking will be located in the front and to the side of the main and attached two-door garage.

Early on, there was some concern regarding the finished floor elevation due to the slope of the property, especially along the south boundary. The concern was conveyed to the applicant and the applicant has confirmed and committed to keeping the finished floor elevation at four feet or below the finished grade as required by the City Code §17.40.020:I.3.c.(1):

“Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.”

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed detached building will be lower in height from the main dwelling (21' vs. 33').
- The proposed detached building footprint is less than the main dwelling footprint (1,860 sq. ft. vs. 3,784 sq. ft.).
- Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission. (See City Code § 17.130.030.020:C.)
 - The proposed guesthouse is 1,560 sq. ft., not including an attached 300 sq. ft. storage space. The main dwelling is 6,160 sq. ft. The guesthouse comes out at 25% without the storage space, and at 30% with storage space, of the main dwelling living space area.
 - The proposed guesthouse is 1,560 sq. ft. without the storage space and 1,860 sq. ft. with the attached storage space. In either case, it exceeds the 1,500 sq. ft. Code threshold and requires the Planning Commission review and approval.

Conclusion:

- The proposed guesthouse meets or exceeds all City standards and thus should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

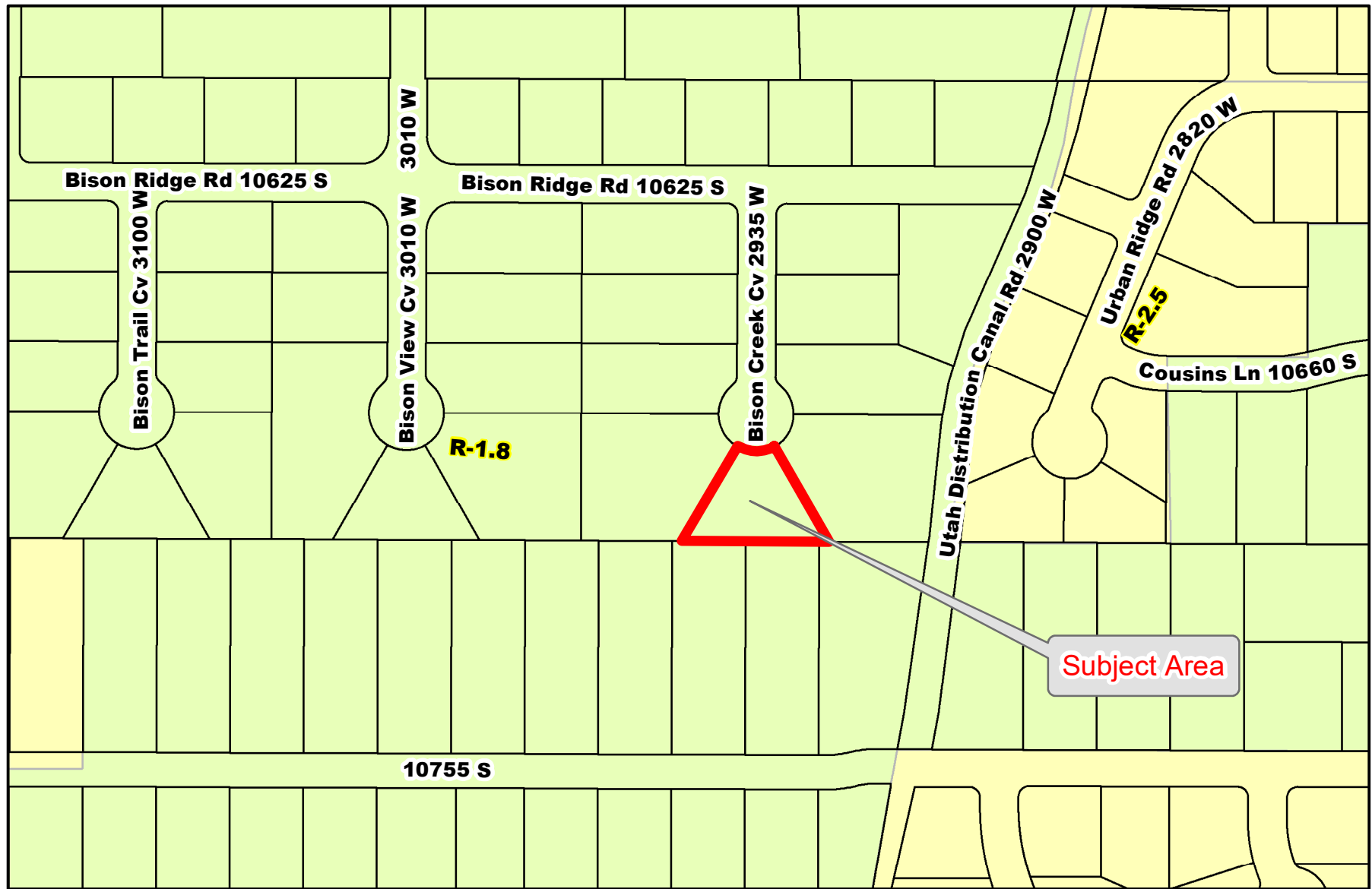
- Aerial Map
- Zoning Map
- Site Plan
- ADU Affidavit
- ADU Parking Plan
- Elevations
- Floor Plans


A handwritten signature in black ink, appearing to read 'D. Drozdek', is written over a horizontal line.

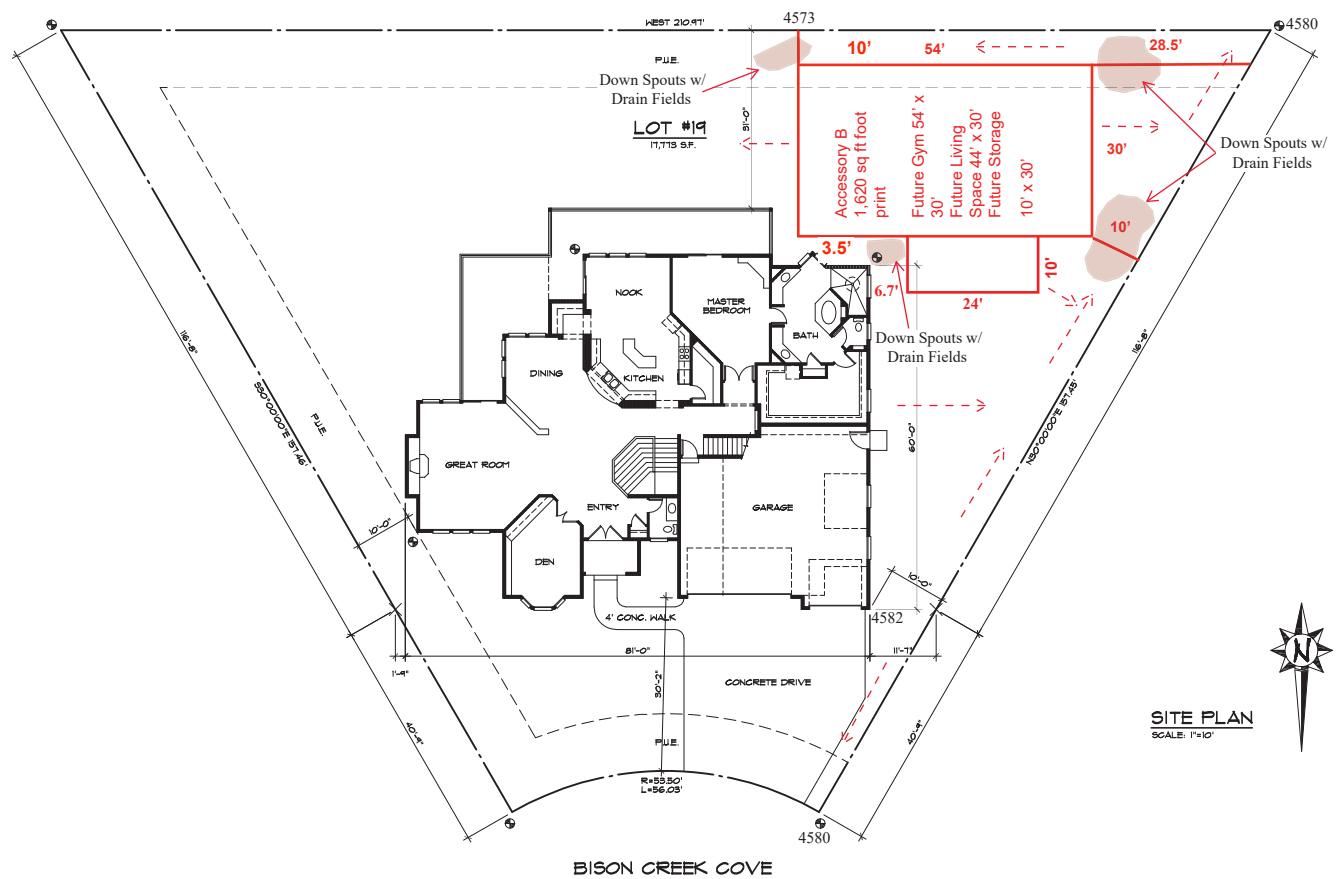
Damir Drozdek, AICP
Planner III



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2023</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2023</p> 
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WHEN RECORDED RETURN TO:
CITY OF SOUTH JORDAN
1600 W TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84095

14173191 B: 11455 P: 6041 Total Pages: 2
11/09/2023 10:14 AM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CHAD LASSIG
10698 S BISON CREEK COVE SOUTH JORDAN, UT 84095



Accessory Dwelling Unit Affidavit

Chad Lassig is the landowner of record of real property (the "subject property") located at 10698 S Bison Creek Cove in the City of South Jordan, Utah (the "City"). The landowner is applying to construct an Accessory Dwelling Unit (as that term is defined in the ordinances of South Jordan City) on the subject property. I am either the owner or co-owner of the subject property or I am the beneficiary of a trust that owns the subject property or I am an owner of a legal entity that owns the subject property. As a condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I personally pledge that myself and any co-owners will comply with all regulations of the Accessory Dwelling Unit Floating Zone as set forth in the ordinances of the City and will personally occupy the property as a full time resident. As a further condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I authorize annual inspections of the Accessory Dwelling Unit by authorized South Jordan representatives. I understand that this affidavit must be signed, notarized and recorded at the Salt Lake County Recorder's Office before any permit is issued allowing the construction or use of the proposed Accessory Dwelling Unit.


(signature of property owner)

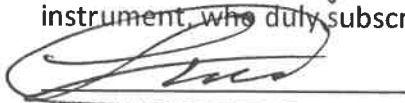
Dated this 08 day of November, 2023

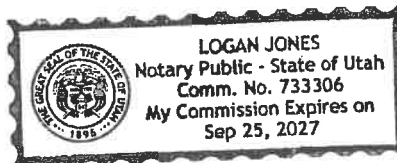
State of Utah)

)ss

County of Salt Lake)

On the 8th day of November, 2023, personally appeared before me Chad Lassig the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.


NOTARY PUBLIC
Residing in Salt Lake County, Utah





DocQuery

Parcel Number • 27-16-301-049-0000

Active Parcel Number

Acreage • 0.4100

Address • 10698 S BISON CREEK CV • SOUTH JORDAN • 84095

Owner of Record

LASSIG FAMILY PROTECTION TRUST 12/08/2017,

TR RASMUSSEN, CURTIS

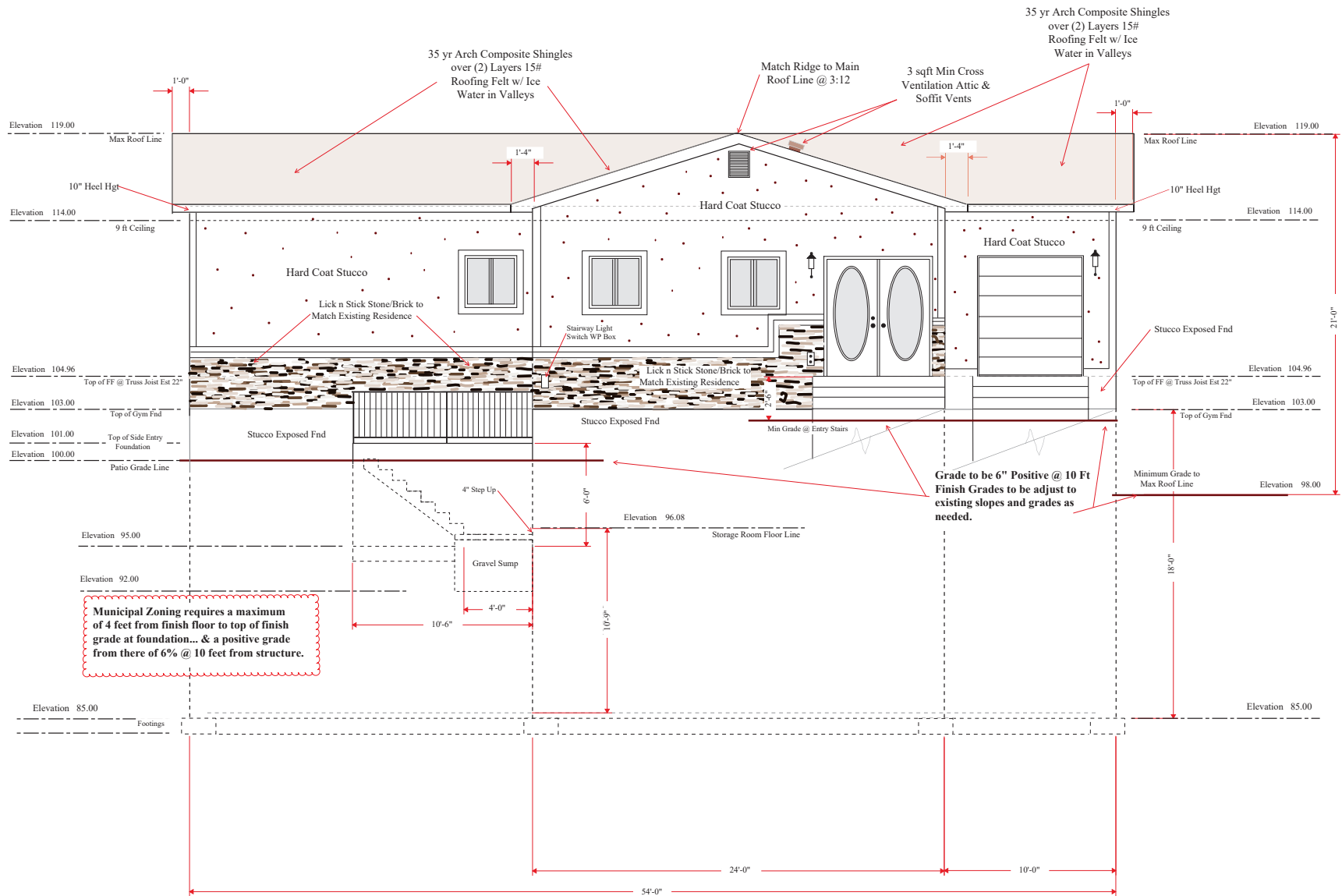
Legal Description • Property Description For Taxation Purposes Only

LOT 19, BISON RIDGE SUBDIVISION. 9308-7118 9431-8411 9519-26 10047-2606

A handwritten signature in black ink, appearing to be 'C. Rasmussen'.



ADU Parking Space

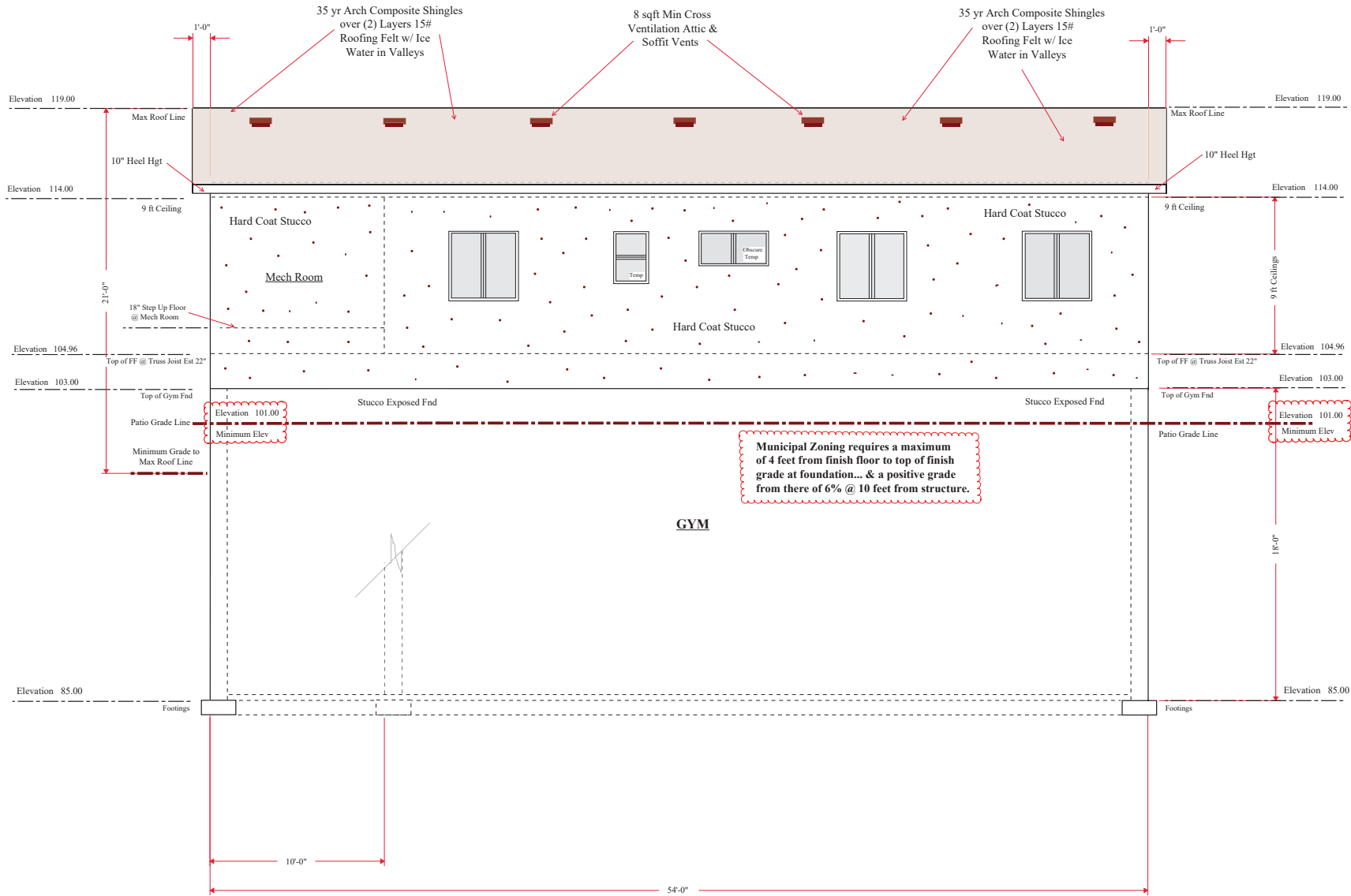


Elevation North Side View
Scale 1/4"=1'-0"

Chad Lassig Residence Proposed Gym/Mother-in-Law Apt
10698 S. Bison Creek Cove
So Jordan, UT 84095

Drawn by Mike Christensen
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For the Exclusive Use by Chad Lassig
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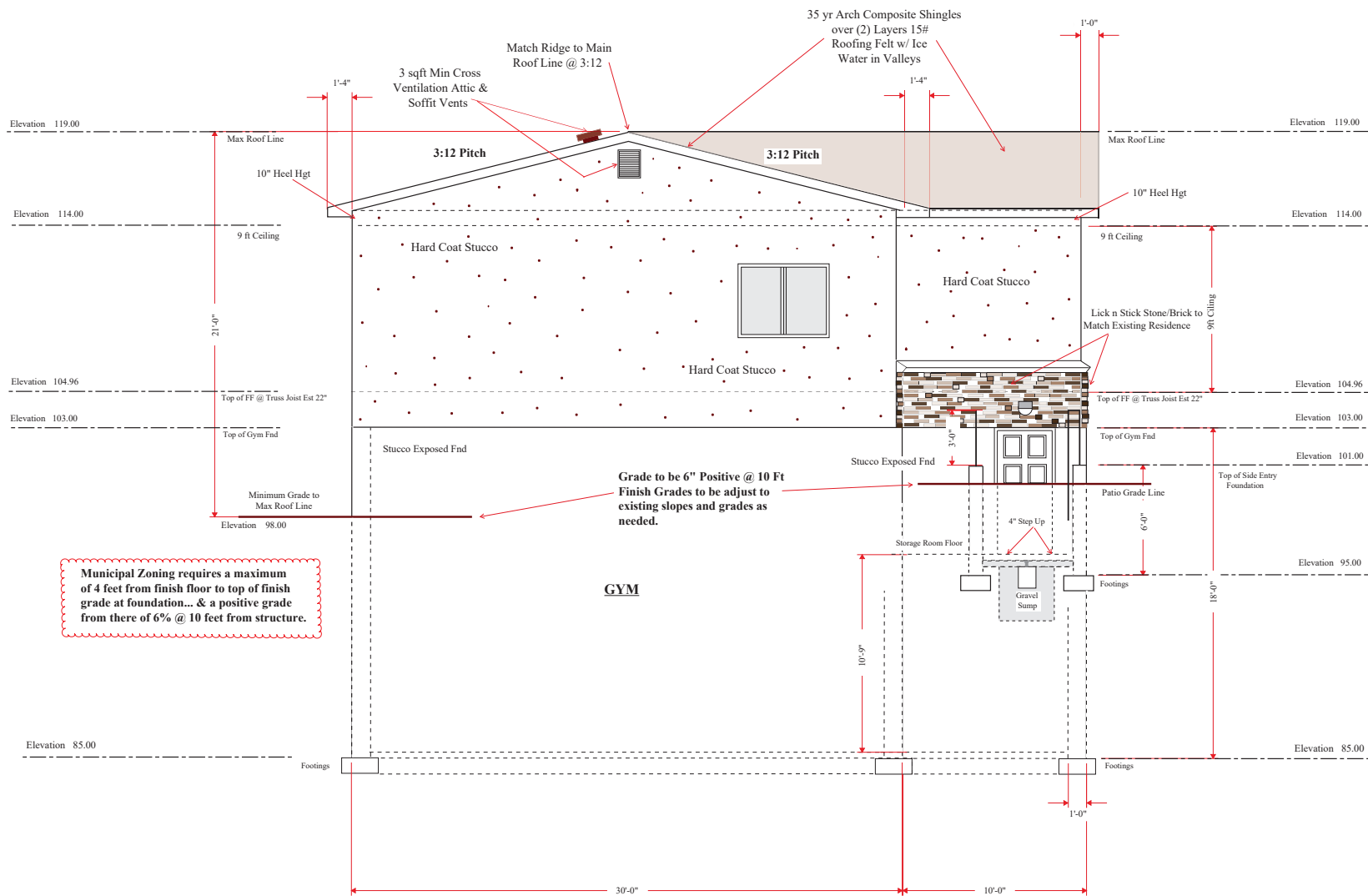


Elevation South View
Scale 1/4"=1'-0"

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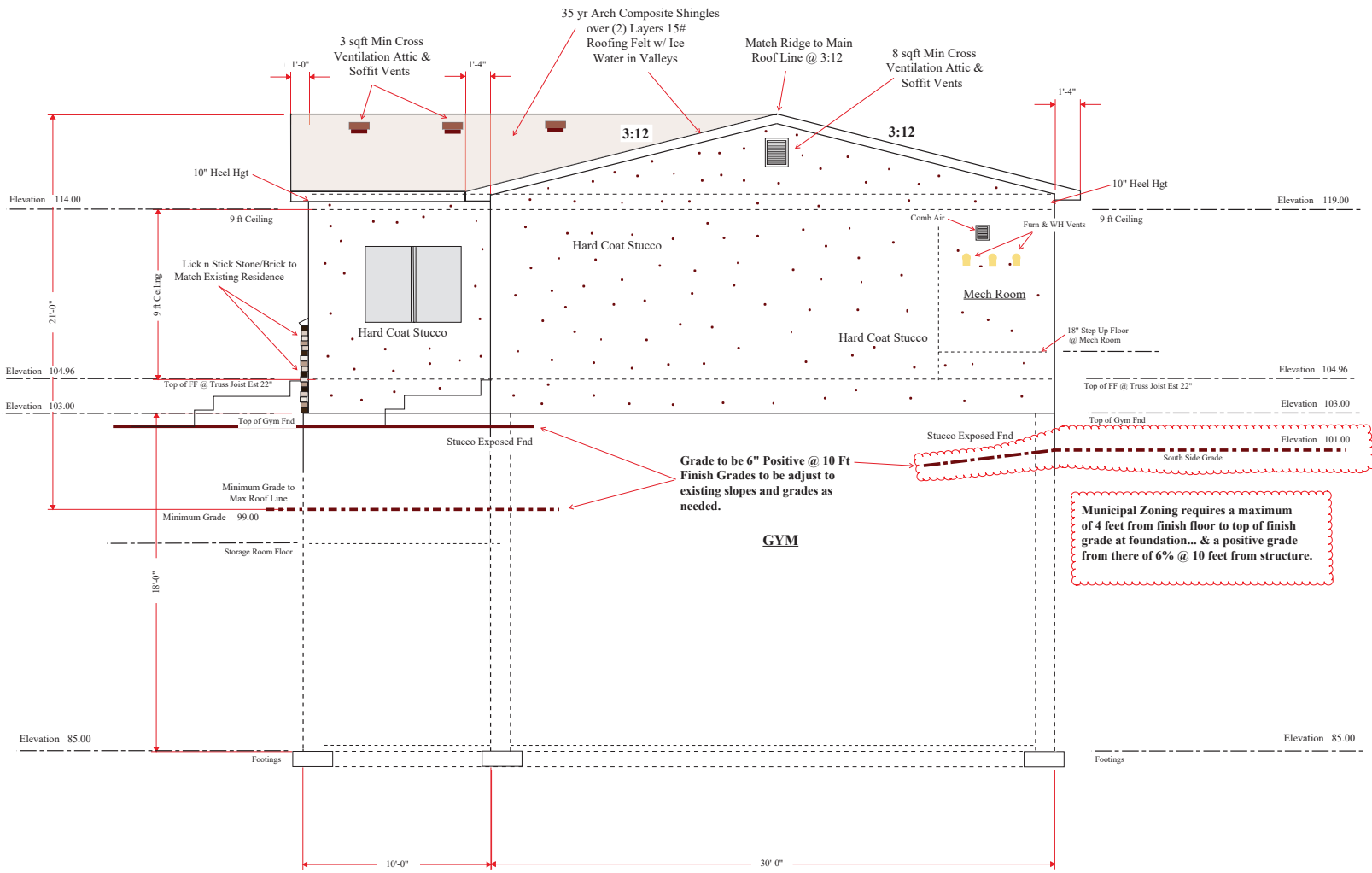


Elevation East Side View
Scale 1/4"=1'-0"

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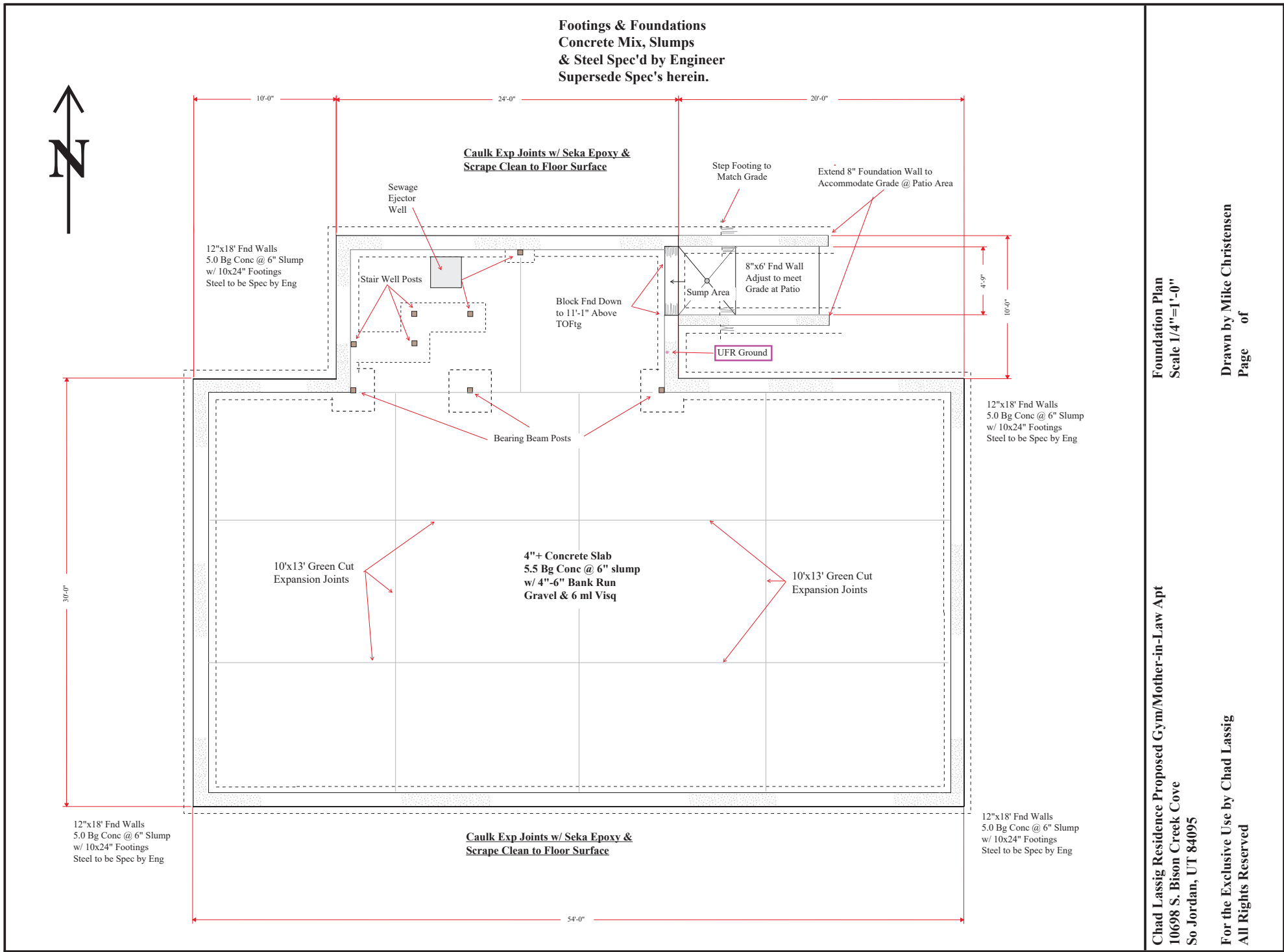
Municipal Zoning requires a maximum
of 4 feet from finish floor to top of finish
grade at foundation... & a positive grade
from there of 6% @ 10 feet from structure.

Elevation West Side View
Scale 1/4"=1'-0"

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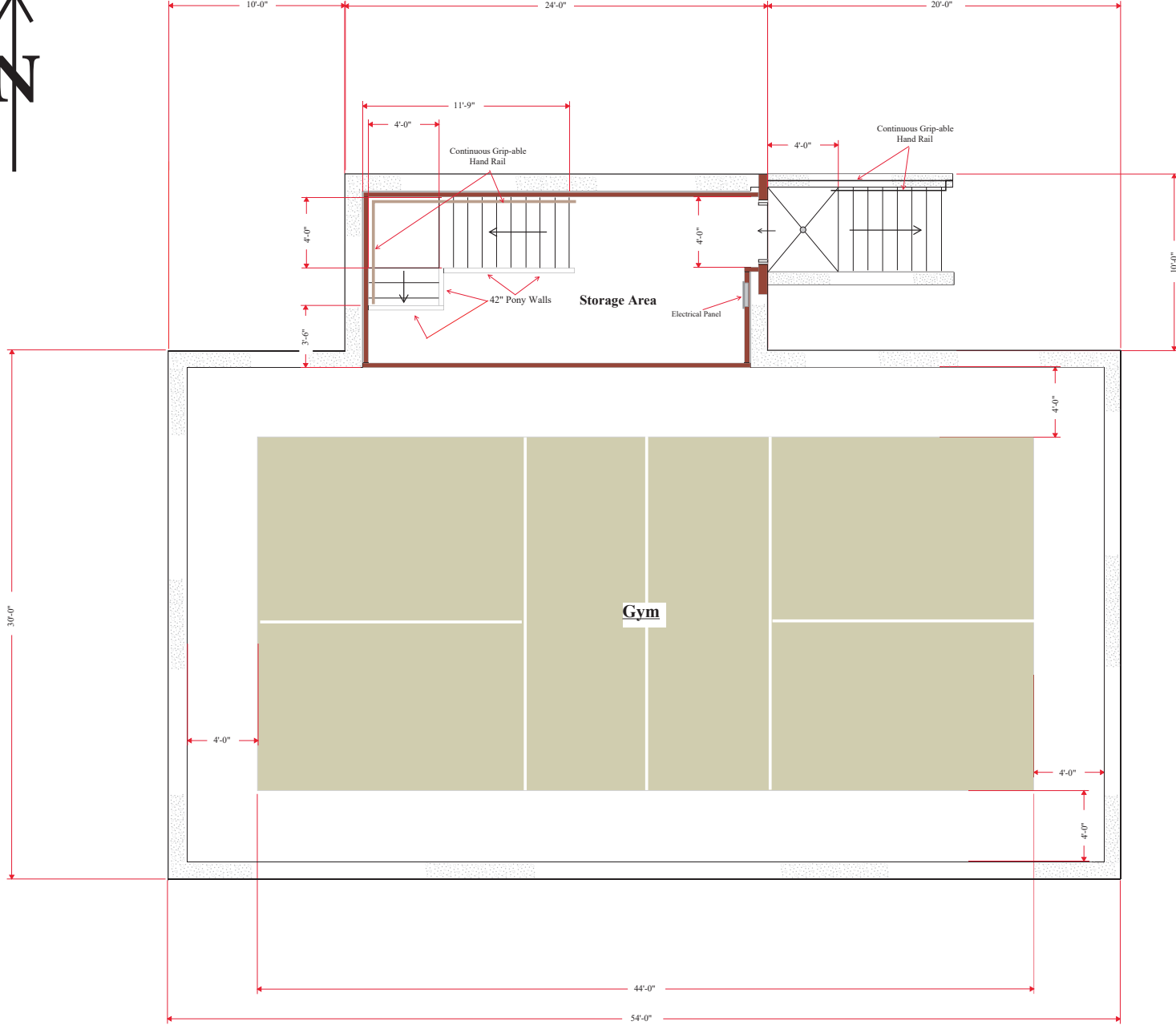
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Chad Lassig Residence Proposed Gym/Mother-in-Law Apt
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Gym & Storage Area Plan
Scale 1/4"=1'-0"

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11"7/8 "I" Joists
Over Storage Area

Build Up to
Match Box Joists

2x4@22" Floor
Truss Hgt

18'-0"

10" Footing

4'-0"

5'-0"

1st Flight of Stairs:
7 ea Run 10"
10 ea Rise 7.5"
4 ea 12" Timber Strand
Stair Stringers

Grip-able Hand Rail
36" - 40"

Floor Line

2x4 Spacer to
Stiffen Stair Stringer

2x6 DF Joists

Ref

Kitchenette

7 ft Ceiling

Sewage
Injector

24'-0"

Approx 7'-11"
Head Room

3'6" Sealed Door

2x8 DF Joists

Filler as Needed to
Support Storage Deck

Bearing Beam

Bearing Beam

5/8" Type 'X'
Gyp Brd Under
Stair Stringers

Balusters 4" OC

Outside Concrete Stairs:
Run 10"+
Rise 7.5"

4" Stoop w/
4 Ft Landing

5 Gal Collection
Bucket

7'-9" Min

10'-5"

Stair Details
Scale 1/4"=1'-0"

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Architectural floor plan of a building with multiple rooms and detailed dimensions. The plan includes the following rooms and features:

- Kitchen:** Located in the upper left, featuring cabinets, a stove, and a sink. Dimensions include 9'-1" for the ceiling height and 10'-0" for the overall width.
- Master Bathroom:** Located in the upper middle, featuring a bathtub and toilet. Dimensions include 9'-0" for the ceiling height.
- Hall Bath Room:** Located in the upper right, featuring a toilet and sink. Dimensions include 9'-0" for the ceiling height.
- Storage Area:** Located in the lower left, featuring an electrical panel and an exit door. Dimensions include 6'-0" for the ceiling height and 10'-0" for the overall width.
- Kitchenette:** Located in the lower left, featuring a sink and counter. Dimensions include 10'-0" for the ceiling height and 10'-0" for the overall width.
- Gym Area:** Located in the lower right, featuring a large open space. Dimensions include 30'-0" for the overall width and 7'-0" for the ceiling height.

Construction notes and details include:

- 12" Over @ Gable End
- Over Build to be Spec'd by Struct Engineer
- 10" Heel Height
- Blown Insulation Zone 5
- 3:12 Pitch
- 16" Soffit Plumb Cut
- 9 foot Ceilings
- 1" Joists
- Batt Insulation
- RA Plenum
- Warm Air Diffuser
- LED Tube Lights
- Return Air Vent
- 2x8 DF Joists 16" OC
- Filler under Joists
- Bearing Beam
- Bearing Post
- Lockers
- Bench 18"x18" 1" 1/8 MDF
- Treated Shoe Plate in Contact w Concrete
- 10'-0" Footing
- 21'-0" MAX Height from Grade

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