

**SOUTH JORDAN CITY  
PLANNING COMMISSION REPORT  
08/22/2023**

**Meeting Date:**

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**Issue:** DETACHED ACCESSORY DWELLING UNIT (ADU) - GUESTHOUSE  
**Address:** 11149 S 2865 W  
**File No:** PLALU202300120  
**Applicant:** Jon Bowen

**Submitted by:** Miguel Aguilera, Planner I

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**Staff Recommendation (Motion Ready):** I move the Planning Commission **approve** the Application for an accessory dwelling unit, File No. PLALU202300120, which seeks approval of a guesthouse that exceeds 35% of the living area of the main building.

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<b>ACREAGE:</b>	Approximately 1.08 acres
<b>CURRENT ZONE:</b>	R-1.8 (Single-Family Residential, 1.8 lots per acre)
<b>CURRENT USE:</b>	Single-family residence
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-1.8 / Single-family residences South – R-1.8 / Single-family residences West – R-1.8 / 2865 West East – R-1.8 / Single-family residence

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**STANDARD OF APPROVAL:**

17.130.030.020: REVIEW PROCESS:

C. Planning Commission Approval: In addition to the requirements of subsections A and B of this section, accessory dwelling units 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 is requesting that the Planning Commission approve a detached accessory dwelling unit (ADU) or guesthouse on a single-family residential property located at 11149 S 2865 W. The ADU will be located on the second floor of a proposed detached garage, for which the applicant has submitted a Conditional Use Permit. The proposed accessory dwelling unit (guesthouse) will exceed 35% of the living area of the main building. The main building has a living area of 2,820 square feet. Thirty-five percent of this area is 987 square feet. The proposed accessory dwelling unit will be 1,137 square feet, exceeding the allowed percentage by 150 square feet. City Code §17.130.030.020.A(2e) limits the floor area of a detached accessory

dwelling unit to 35% of the main living area unless, in the opinion of the Planning Commission, a greater amount is warranted. The ADU will be accessed via the existing driveway on the north side of the property. The additional ADU parking spot will be located within the proposed detached garage.

## **FINDINGS, CONCLUSION, & RECOMMENDATION**

### **FINDINGS:**

- The property is located in the R-1.8 zone. Guesthouses are allowed in the A-5, A-1 and R-1.8 zones.
- The footprint of the existing single-family home (main building) is 2,820 sqft and has a height of 22 feet, according to the Official County Records.
- The proposed application proposes an Accessory Dwelling Unit (ADU) space within the second floor of the detached garage. City Code §17.130.030.020 allows detached ADUs (guesthouses) in the R-1.8 zone with a floor area limit of 35% of the main building, unless a larger area is approved by the Planning Commission
- The owner will reside at the home. A notarized and recorded ADU affidavit is attached to the staff report.
- Without approval from the Planning Commission, the applicant is able to build an ADU with a maximum floor area of 987 square feet.

### **Conclusion:**

- Based on the application and the staff's recommendations, the proposed accessory dwelling unit will not violate any City Code standards and requirements and as such should be approved.

### **Recommendation:**

- Based on the Findings and Conclusion 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 with parking locations
- ADU floor plan
- ADU Affidavit

*Miguel Aguilera*

MIGUEL AGUILERA, PLANNER I  
PLANNING DEPARTMENT

# Location Map South Jordan City

11149 S 2865 W, Thaxton Acres Subdivision

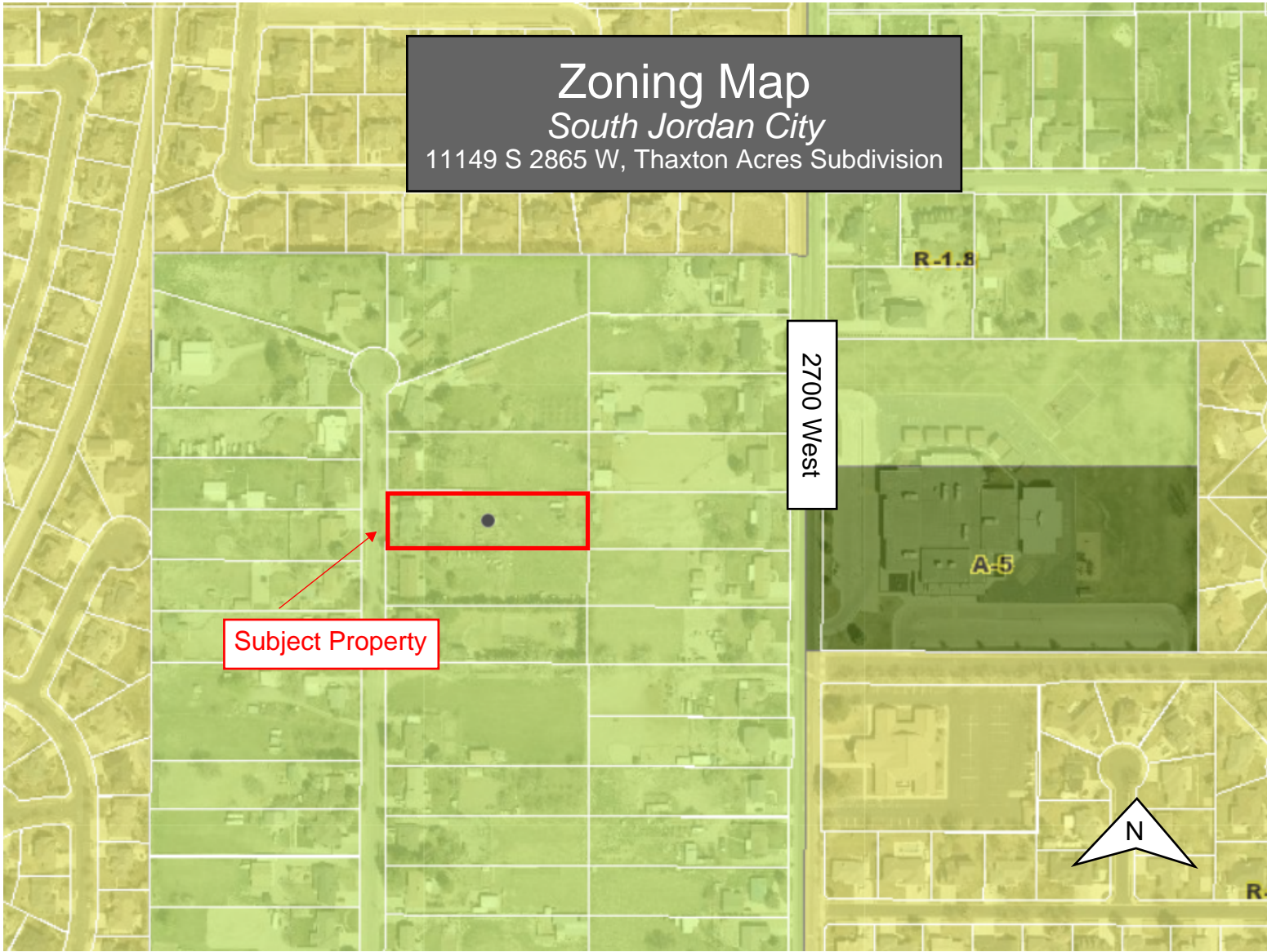
2700 West

Subject Property

N







Legend	
Single-Family Residential (R-1.8)	<div></div>
Single-Family Residential (R-2.5)	<div></div>
Agriculture (A-5)	<div></div>

WHEN RECORDED RETURN TO:  
CITY OF SOUTH JORDAN  
1600 W TOWNE CENTER DRIVE  
SOUTH JORDAN, UT 84095

### Accessory Dwelling Unit Affidavit

Jon Bowen is the landowner of record of real property (the "subject property") located at 11149 S 2865 W 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.

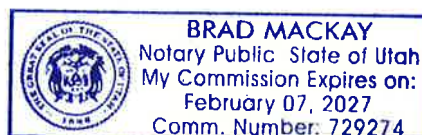
Jon Bowen  
(signature of property owner)

Dated this 14<sup>th</sup> day of July, 2023

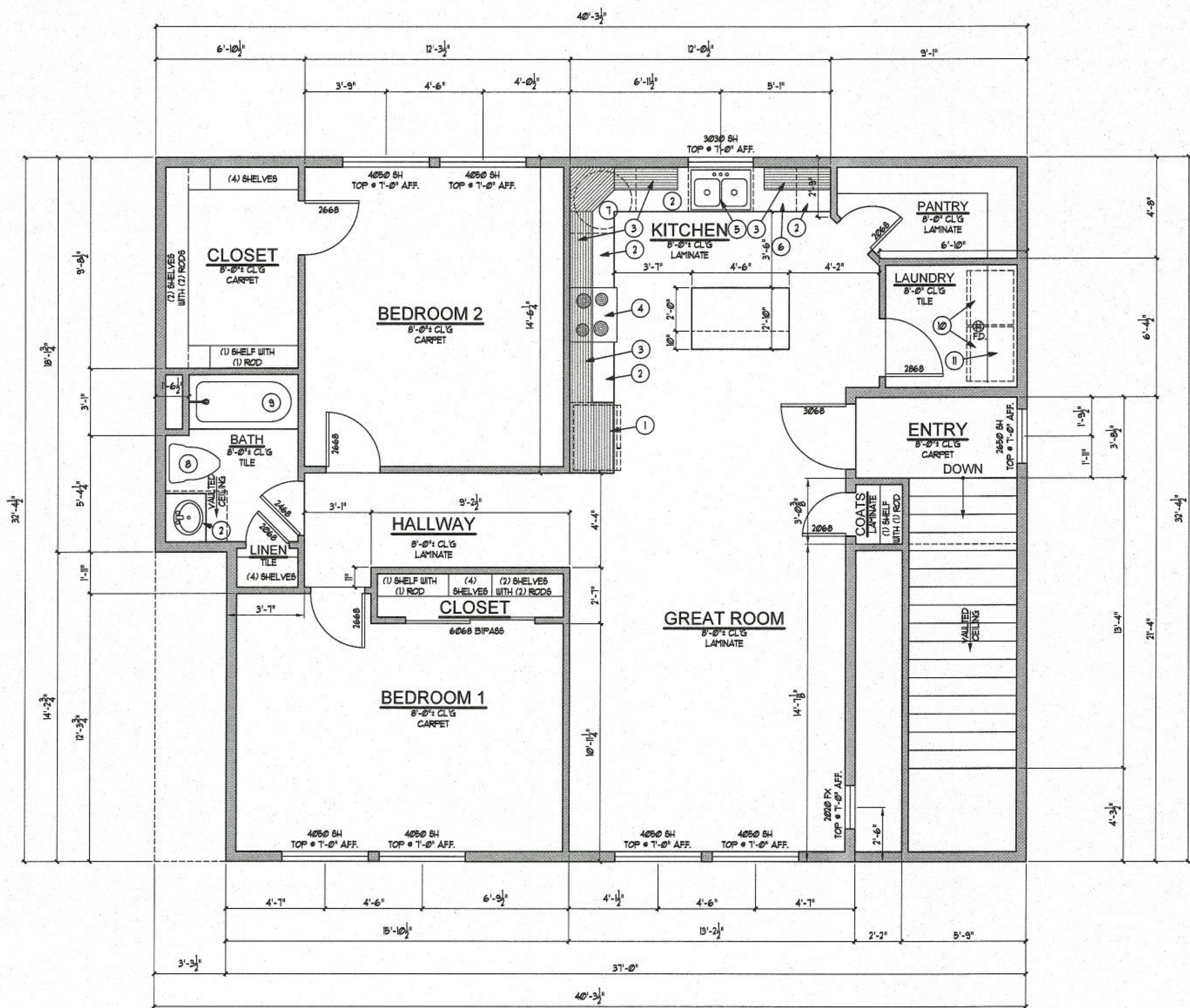
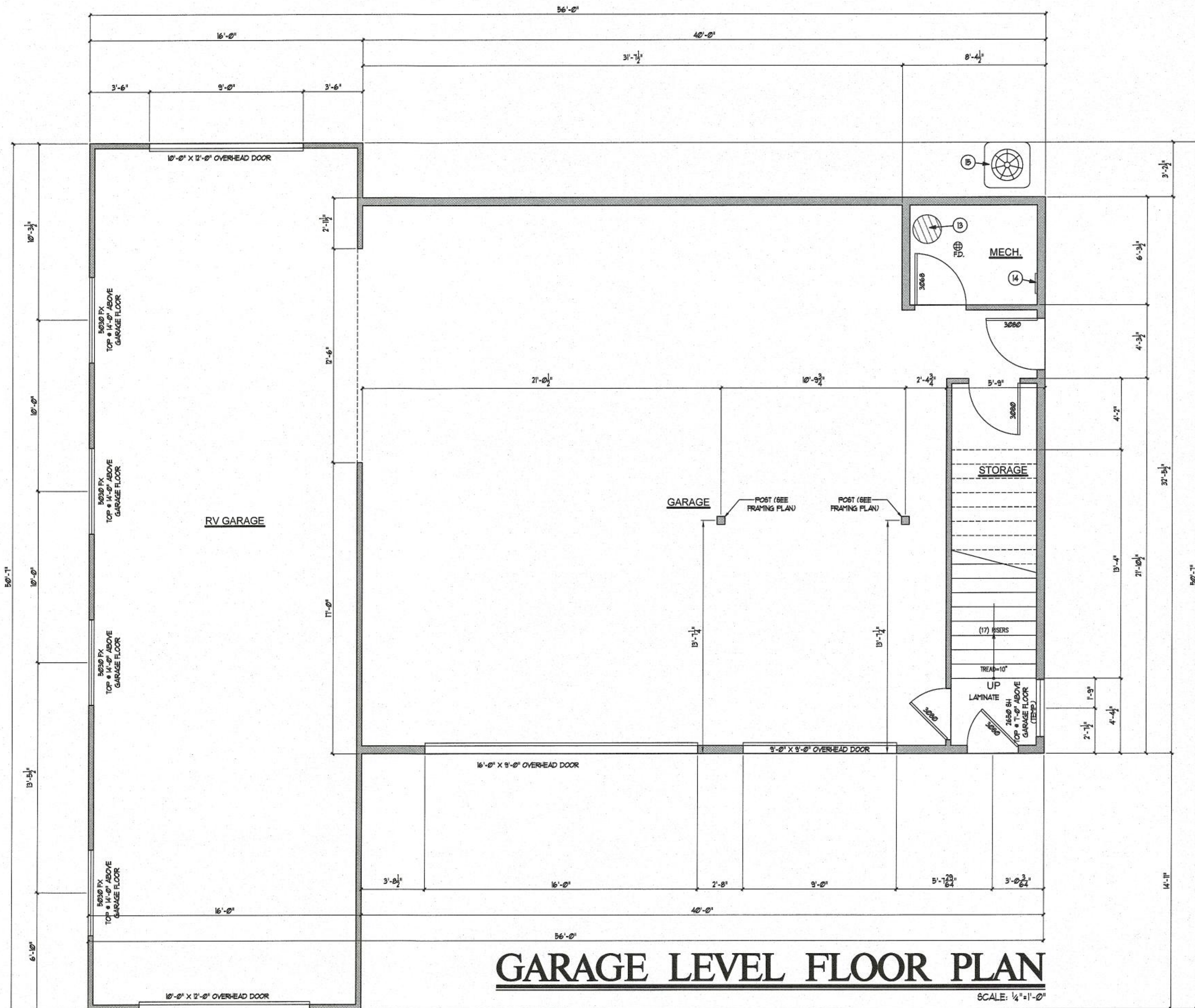
State of Utah           )  
  )ss  
County of Salt Lake    )

On the 14<sup>th</sup> day of July, 2023, personally appeared before me Jon Bowen the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

Brad Mackay  
NOTARY PUBLIC  
Residing in Salt Lake County, Utah







REVISIONS: 01-SARAFI.DWG 05/01/23 11:53

**KEYNOTES**

1. 39" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE)
2. LAMINATE (or OTHER) COUNTERTOP ON 3/4" HIGH BASE CABINET
3. UPPER CABINETS (TOP = 1'-6")
4. 30" WIDE RANGE W/ MICROWAVE ABOVE (VENT MICRO TO EXTERIOR)
5. SINK W/ DISPOSAL
6. DISHWASHER
7. LAZY SUSAN
8. TOILET (1/2 GALLON FLUSH)
9. 30" X 60" TUB/SHOWER
10. WASHER + DRYER HOOKUPS (WASHER IS ON THE LEFT - VENT DRYER TO EXTERIOR)
11. SHELF ABOVE WASHER AND DRYER
12. 36" HIGH RAILING W/ BALUSTERS SPACED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH
13. 40 GALLON WATER HEATER
14. ELECTRICAL PANEL
15. MINI SPLIT HVAC SYSTEM

**Electrical Installation Guide**

ALL SWITCHES	48"
WALL OUTLETS	48"
WASHER + DRYER OUTLETS	48"
WALL OUTLETS OVER 30" COUNTER	48"
WALL OUTLETS OVER 30" COUNTER	48"
KITCHEN ISLAND OUTLET	ON BOTTOM PLATE
KITCHEN RANGE OUTLET	ON BOTTOM PLATE
KITCHEN REFRIGERATOR OUTLET	48"
KITCHEN WALL W/ MICROWAVE OUTLET	48"
GARAGE GFCI (ABOVE GARAGE FLOOR)	48"
BASEMENT WALL OUTLETS	48"
EXTENSION GFCI OUTLETS	48"
WATER SOFTENER AND PUMP OUTLETS	48"
TV, PHONE & DATA OUTLETS	48"
BATH VANTY LIGHT	12" BELOW TOP OF DOOR
FRONT DOOR COACH LIGHT	6" BELOW TOP OF DOOR
GARAGE DOOR COACH LIGHT	6" BELOW TOP OF DOOR
THROBSTAT	48"
DOORBELL CHIMES	102"
DOORBELL BUTTON	48" ABOVE PORCH SURFACE

\* ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO TOP OF  
\* HEIGHTS NOTED ON PLAN SUPERSEDES HEIGHTS IN THIS GUIDE

**Symbol Legend**

- 110v Duplex Outlet
- 110v Switched Outlet
- 110v 4-Plex Outlet
- 220v Outlet
- Light Fixture
- Wall Light Fixture
- Recessed Light
- Disk Light (surface mount)
- Switch
- Dimmer Switch
- Phone Jack (CAT5e)
- TV Jack (RG6)
- Network Jack (CAT5e)
- Low-Voltage Wire (16/4)
- 110v Floor Outlet
- Exhaust Fan
- Smoke Detector
- Smoke & CO Detector
- SD/CO

**NOTE!**  
OUTLETS SHALL BE SPACED  
ACCORDING TO PREVAILING CODES AT  
THE DISCRETION OF THE ELECTRICIAN.  
ACTUAL OUTLET LOCATION MAY VARY  
FROM WHAT THIS PLAN SHOWS.

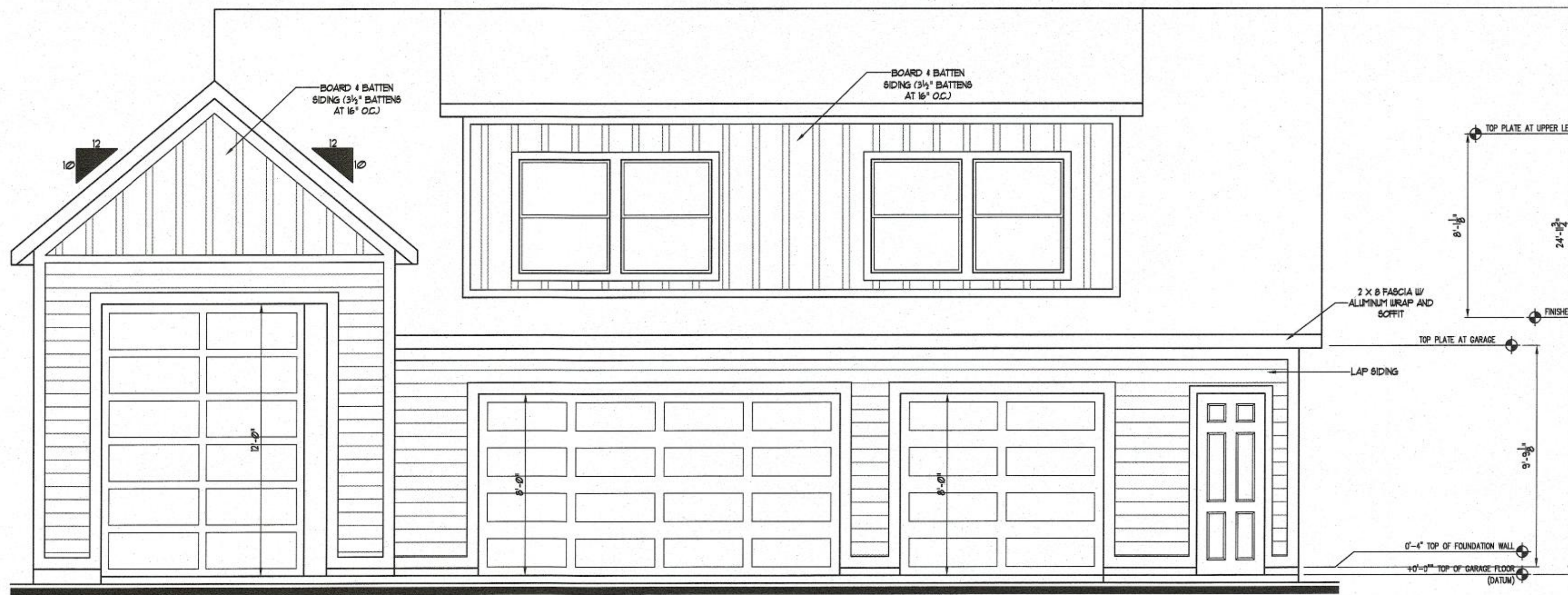
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**Detached Garage  
(with ADU)**

UPPER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
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		Sheet	1
		of 3 Sheets	



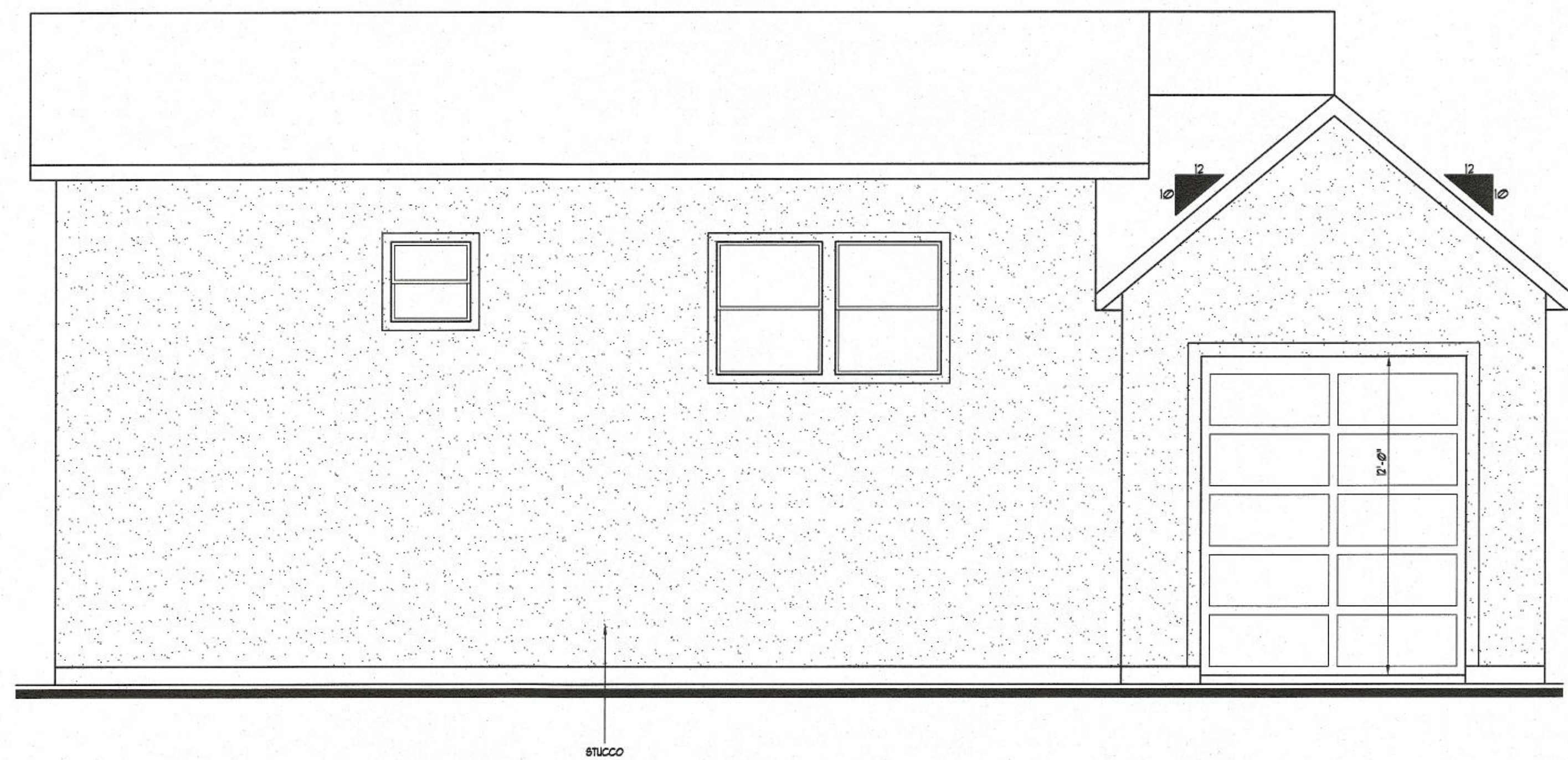
**KEYNOTES**



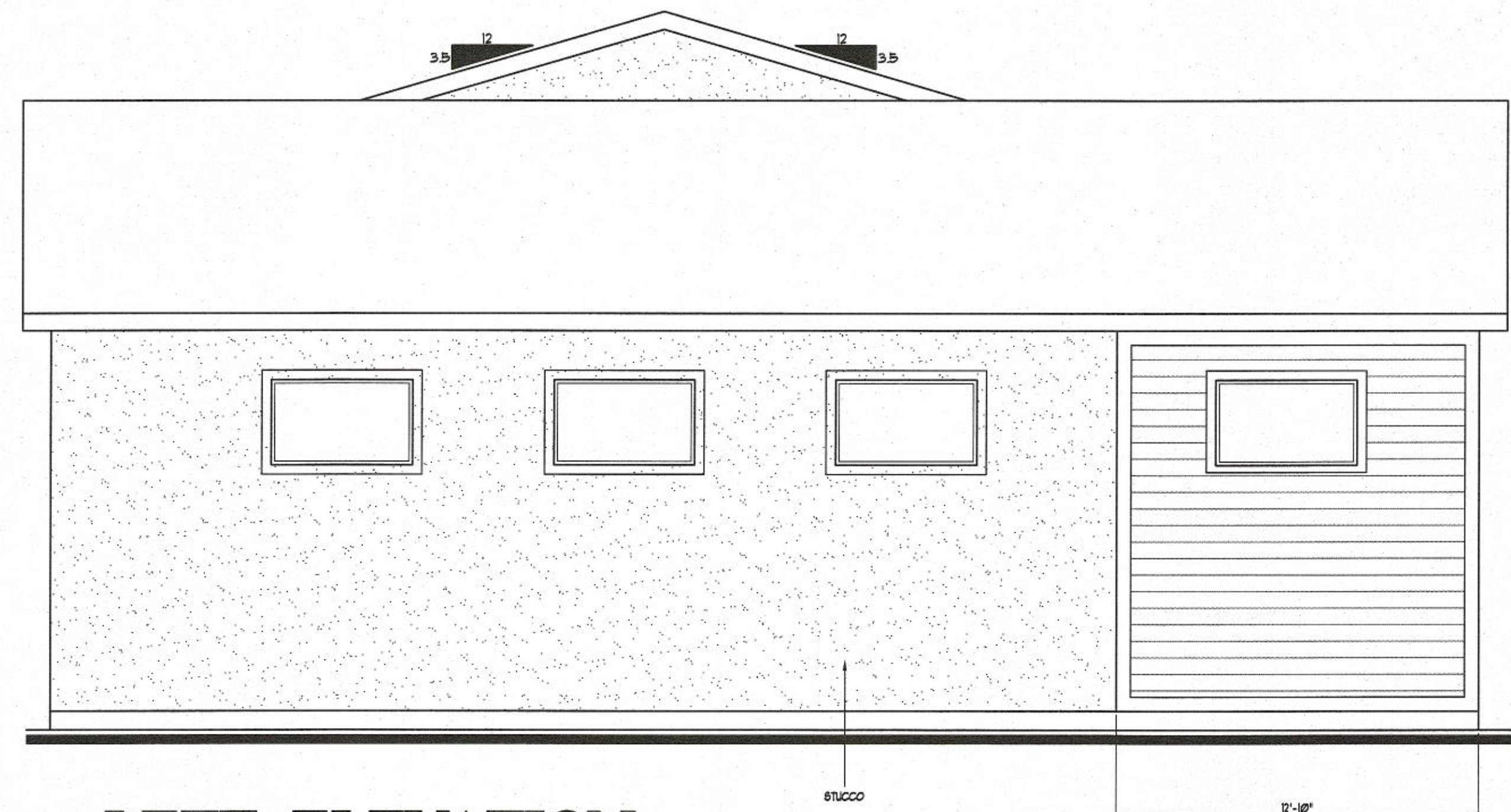
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SCALE: 1/4\"/>



**RIGHT ELEVATION**  
SCALE: 1/4\"/>



**REAR ELEVATION**  
SCALE: 1/4\"/>



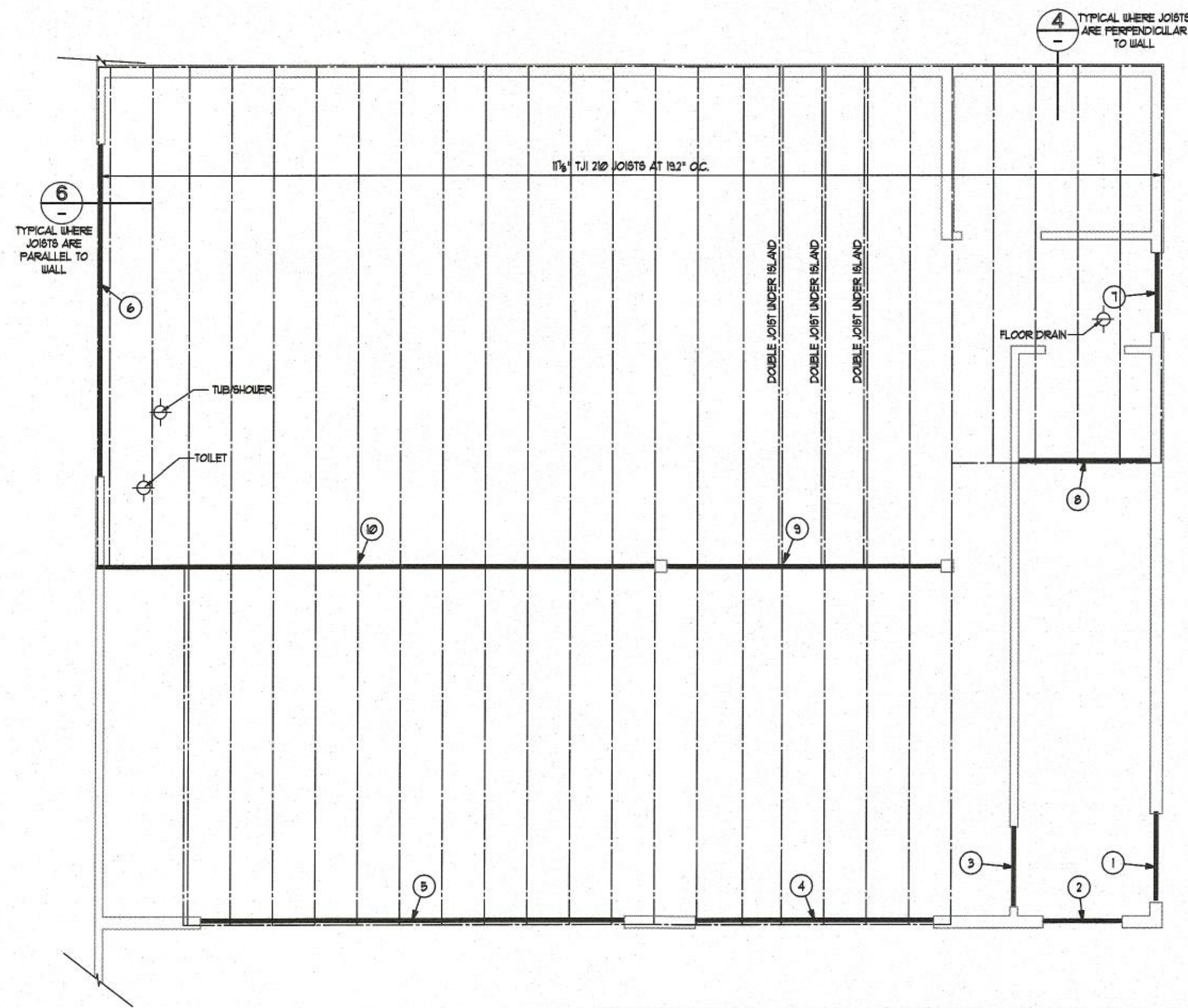
**LEFT ELEVATION**  
SCALE: 1/4\"/>

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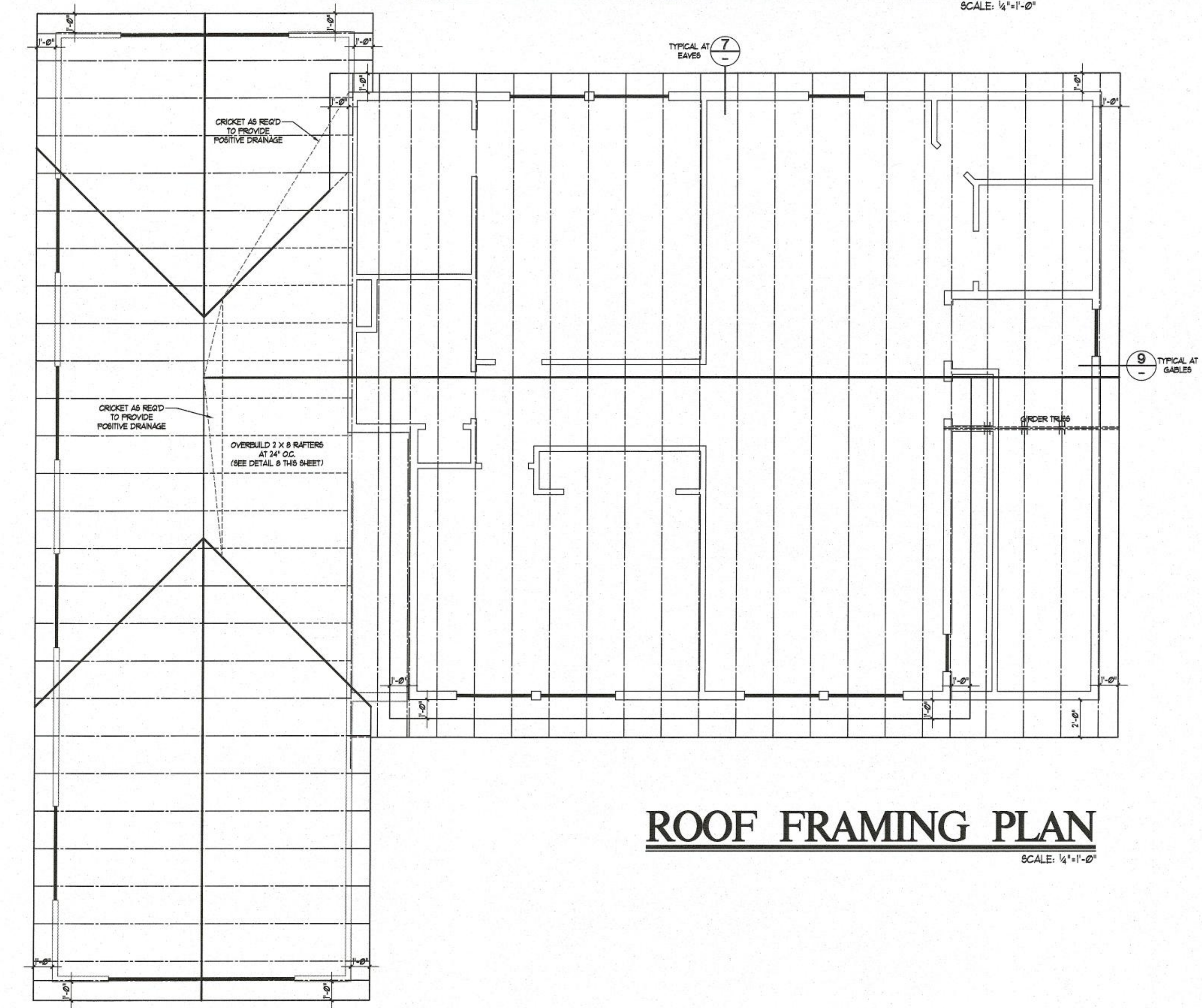
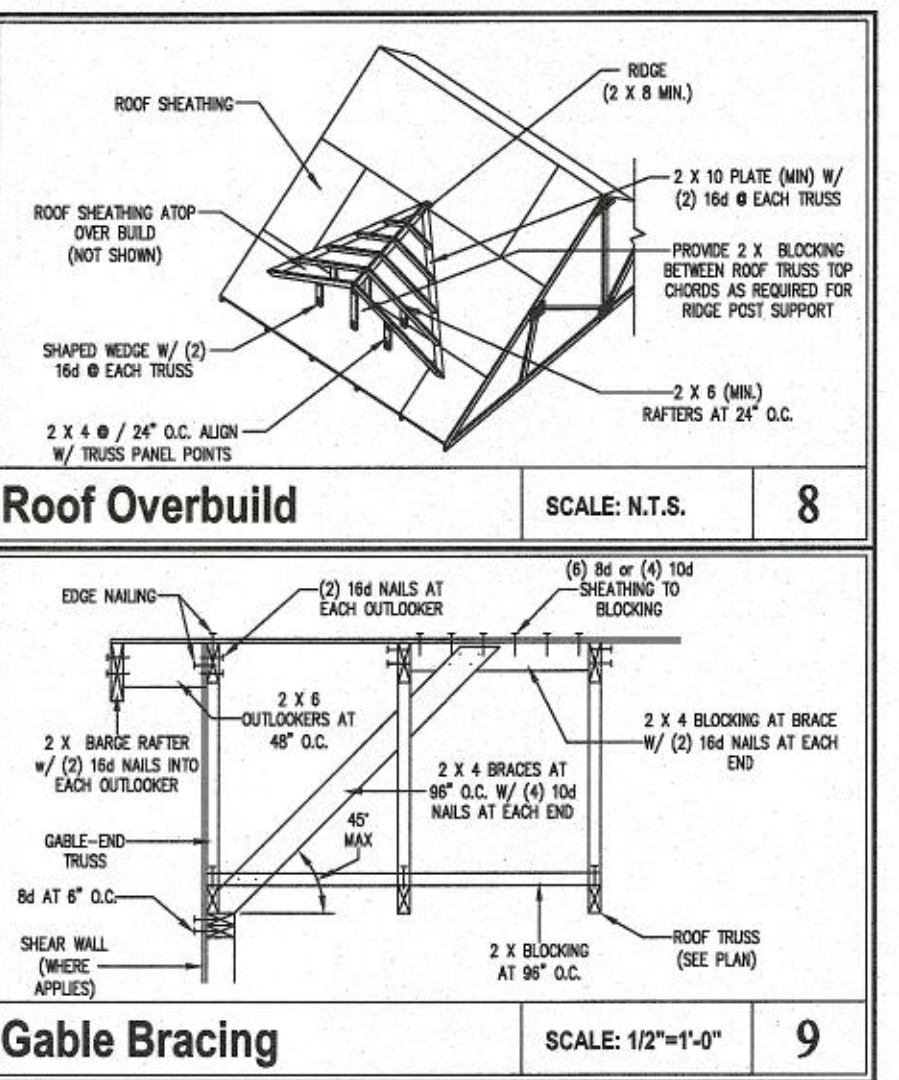
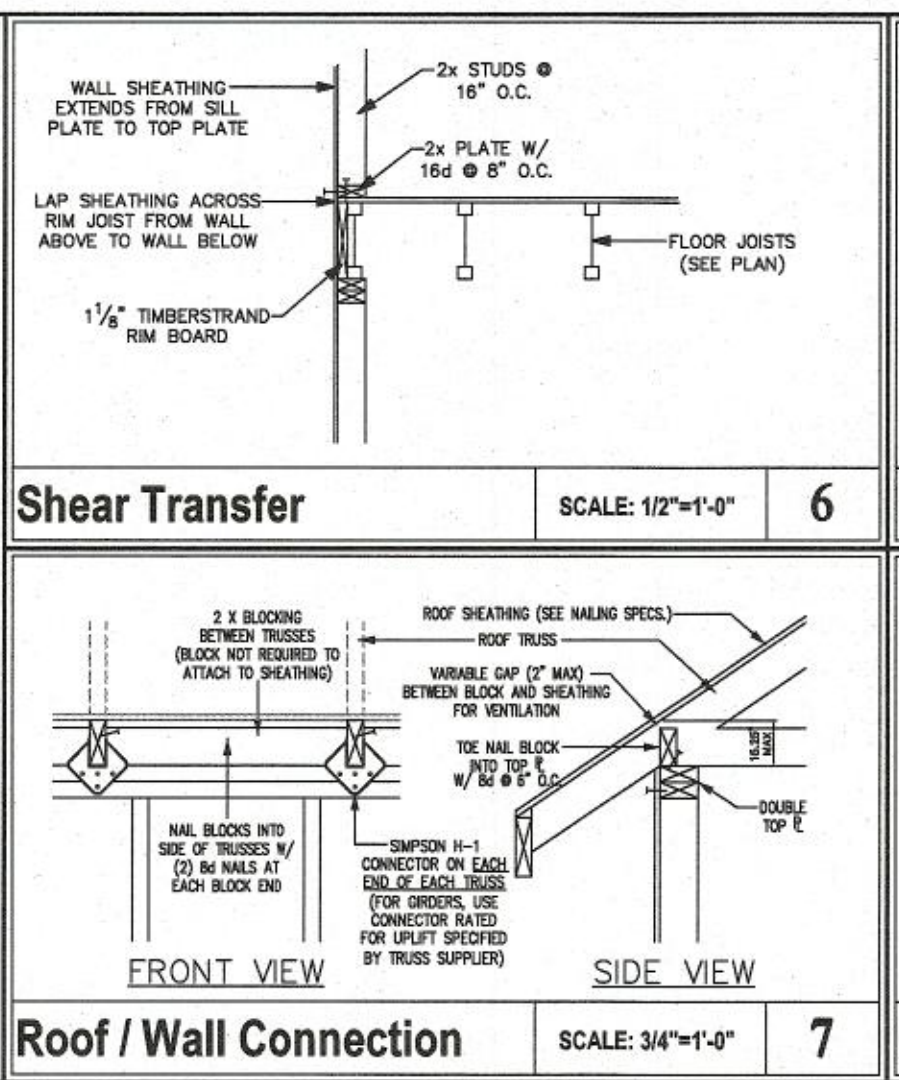
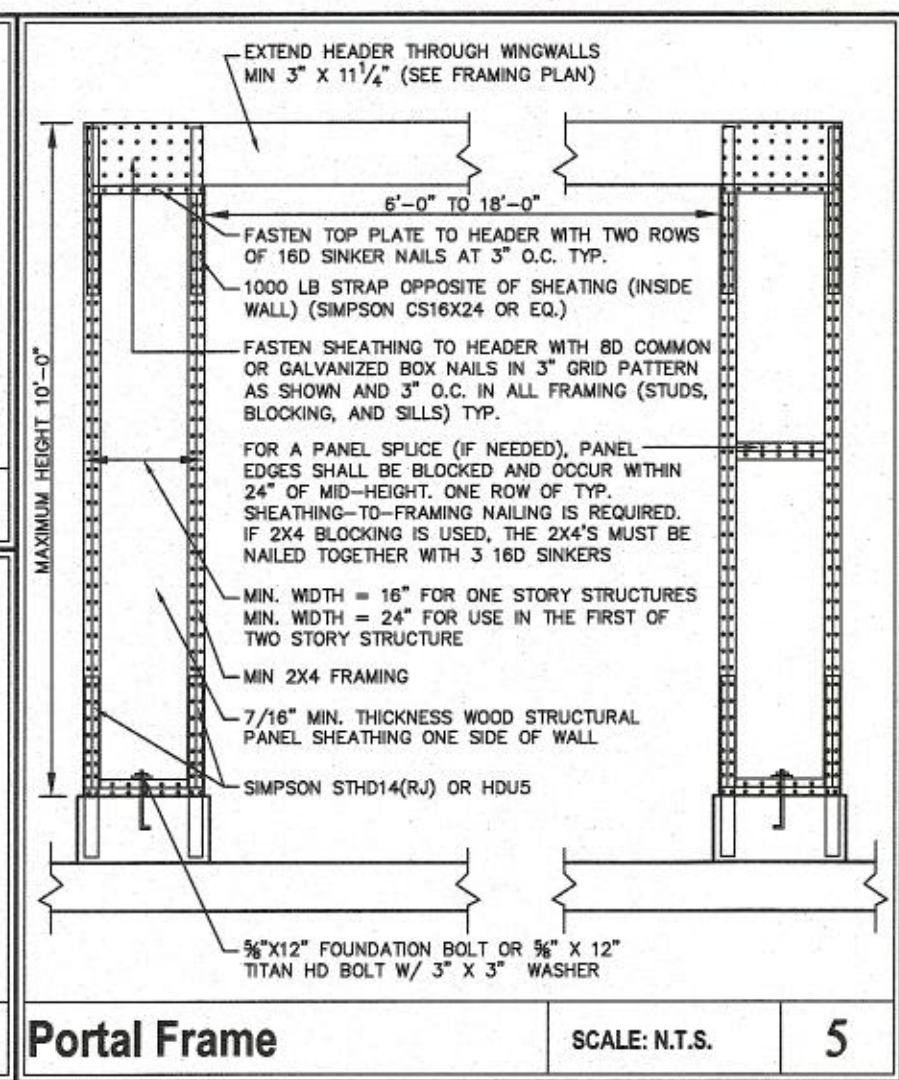
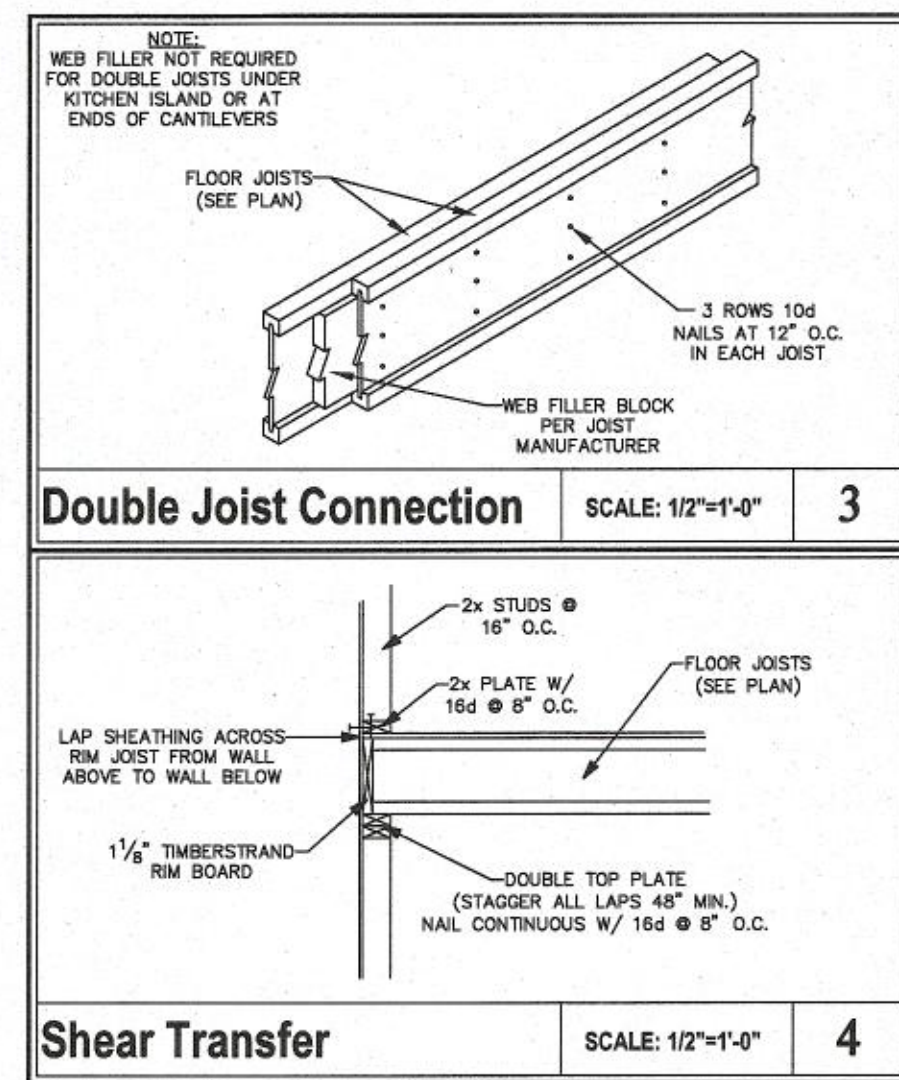
UPPER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
GARAGE	2108	Drawn	gds
		Job	Bowen
		Sheet	2
		of	3 Sheets





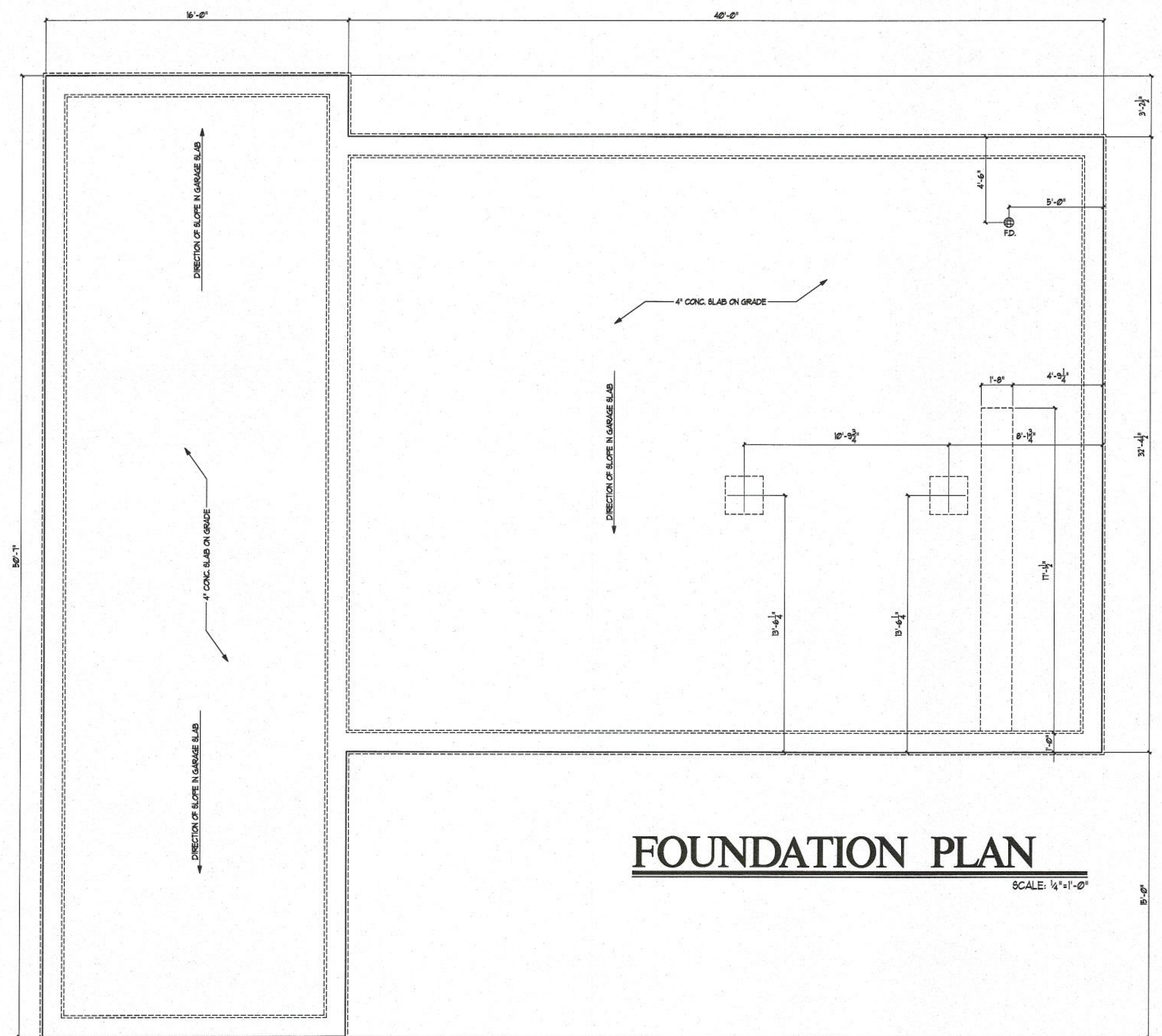
**UPPER FLOOR FRAMING PLAN**

SCALE: 1/4"=1'-0"



**ROOF FRAMING PLAN**

SCALE: 1/4"=1'-0"



**FOUNDATION PLAN**

SCALE: 1/4"=1'-0"



**KEYNOTES**

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WALL OUTLETS OVER 3" COUNTER	38"
KITCHEN ISLAND OUTLET	32"
KITCHEN RANGE OUTLET	32"
KITCHEN REFRIGERATOR OUTLET	ON BOTTOM PLATE
KITCHEN WALL HUNG MICROWAVE OUTLET	48"
GARAGE GFCI (ABOVE GARAGE FLOOR)	48"
BASEMENT WALL OUTLETS	18"
EXTERIOR GFCI OUTLETS	18"
WATER SOFTENER AND RUMP OUTLETS	48"
TV, PHONE & DATA OUTLETS	18"
BATH VANITY LIGHT	64"
FRONT DOOR COACH LIGHT	8" BELOW TOP OF DOOR
GARAGE DOOR COACH LIGHT	8" BELOW TOP OF DOOR
THERMOSTAT	54"
DOORBELL CHIMES	102"
DOORBELL BUTTON	48" ABOVE PORCH SURFACE

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