

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: 02-11-2025

FILE OVERVIEW

Item Name	Accessory Dwelling Unit (ADU) – exception for size; and Conditional Use Permit (CUP) – exception to wall height and building footprint
Address	11011 S. Lucas Ln.
File Number	PLADU202400254 and PLCUP202400253
Applicant	Cory Layton
Property Owner	Cory and Heidi Layton
Staff Author	Damir Drozdek
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	1.03		
Recorded Subdivision	Not in a subdivision		
Current Zone	A-1 (Agricultural, minimum 1 acre lot)		
Current Land Use	S-N (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	A-1	S-N
	<i>East</i>	R-2.5	S-N
	<i>South</i>	R-2.5	S-N
	<i>West</i>	R-2.5	S-N

ITEM SUMMARY

The applicant is requesting to construct a detached structure at the northeast corner of his property. The structure will have a garage, storage and shop space on the main floor. The second floor will contain an ADU space. Staff is recommending approval of the application.



TIMELINE

- **January 27, 2025** the applicant submitted a complete ADU application to Staff for review. No revisions were made.
- **January 14, 2025** the applicant submitted a complete ADU application to Staff for review. The application went through one set of revisions.

REPORT ANALYSIS

Application Summary: The applicant is proposing to construct a two-story detached building at the northeast corner of his property. The proposed building will be located 15' from the east property line and 21' from the north property line. The ADU space will be located at the west side of the building while the east side will be left open with high ceilings. There will be a balcony on the second floor accessible from the ADU unit and the ground level. It will face west. The main floor of the building will be used to store various vehicles and trailers.

FINDINGS AND RECOMMENDATION

Findings:

- City Code [17.130.030.020:A.2.e.](#) states the following: "Guesthouse Maximum Size: In all cases a Guesthouse shall remain subordinate and incidental to the primary dwelling. No Guesthouse shall have more than three (3) bedrooms. The floor space of a Guesthouse shall comprise no more than thirty-five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted." The proposed ADU space will approximately have 1,780 sq. ft. of living space.
- City Code [17.30.020:I.3.b.](#) states the following: "The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit." The proposed building will approximately have a 4,400 sq. ft. footprint. The main dwelling has a footprint of roughly 2,900 sq. ft.
- City Code [17.30.020:I.3.c.2.](#) states the following: "The average wall height shall not exceed sixteen feet (16') above grade." The average wall height is approximately 22' on the proposed building.
- The property is one of the few in the general area that is not part of a subdivision. Generally most properties in the area are roughly 1/3 acre.
- No significant detrimental effects with the proposed use could be identified here.

Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.30](#) and [§17.130.030](#).



Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

ADU

The Planning Department shall approve Guesthouse ADU applications that comply with the standards of City Code [§17.30](#) and [§17.130.030](#). The Planning Department cannot approve a Guesthouse ADU without review and approval from the Planning Commission if the application proposes a Guesthouse ADU that is larger than thirty-five percent (35%) of the living area of the primary dwelling or greater than one thousand five hundred (1,500) square feet, whichever is less. ([City Code §17.130.030.020.A.2.e.](#)) The Planning Commission may approve such applications if “in the opinion of the Planning Commission, a greater amount of floor area is warranted.” (*Id.*)

CUP

The Planning Commission shall approve CUP applications that comply with the standards of City Code [§17.18.050](#).

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.



The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

I. COMPLIANCE AND REVOCATION:

1. A conditional use may be commenced and operated only upon:
 - a. compliance with all conditions of an applicable conditional use permit;
 - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

Motion Ready:

I move that the Planning Commission approves:

1. File PLADU202400254; and
2. File PLCUP202400253

Alternatives:

1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

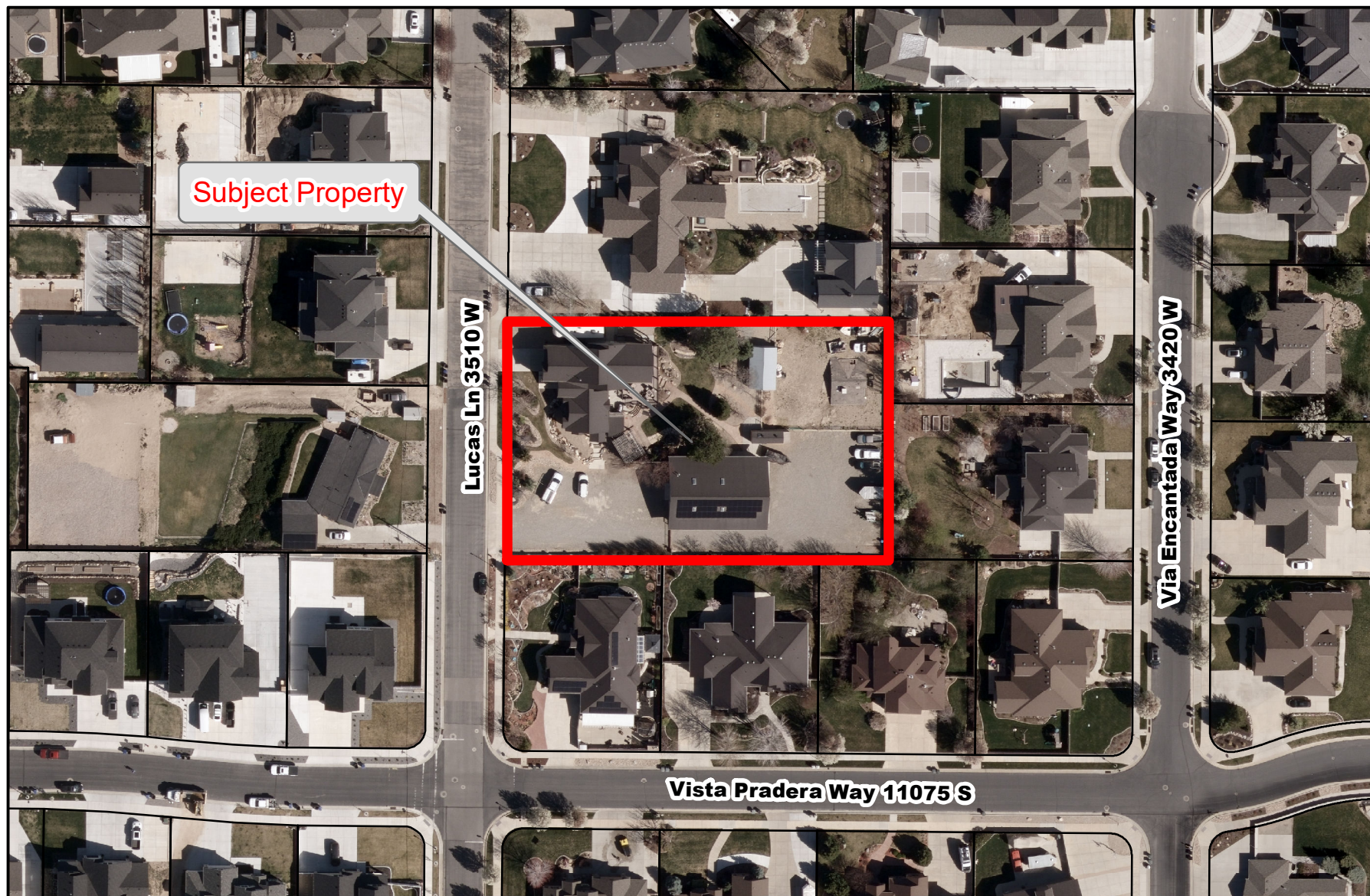
SUPPORTING MATERIALS


1. Attachment A, Aerial Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan
4. Attachment D, Building Elevations and Floor Plans
5. Attachment E, Applicant's Response
6. Attachment F, Assessor's Information
7. Attachment G, Neighbors' Support Letters



Attachment A

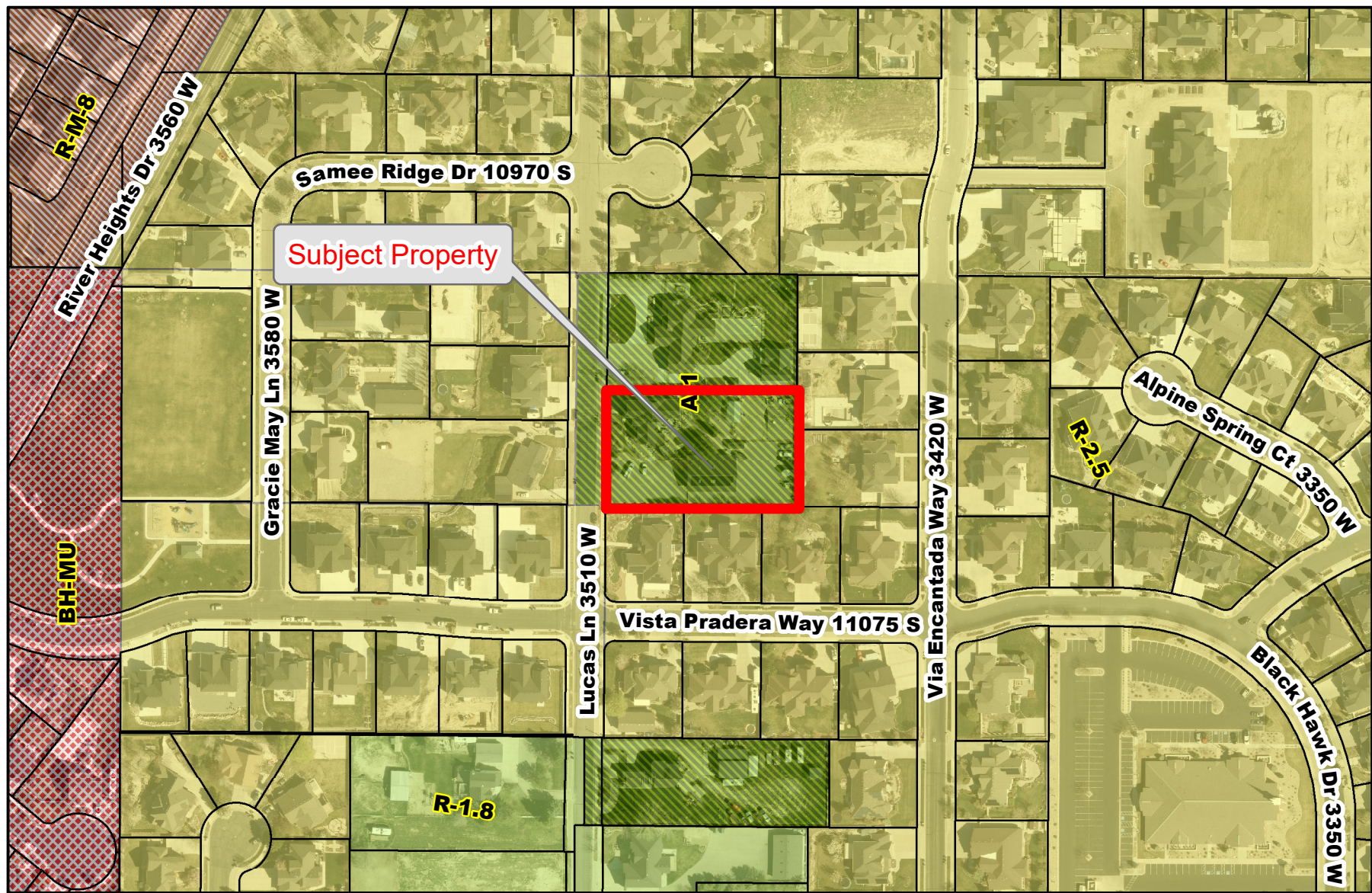





<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 30 60 120 180 240 Feet</p> <p>Aerial Imagery 2024</p> 
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Attachment B



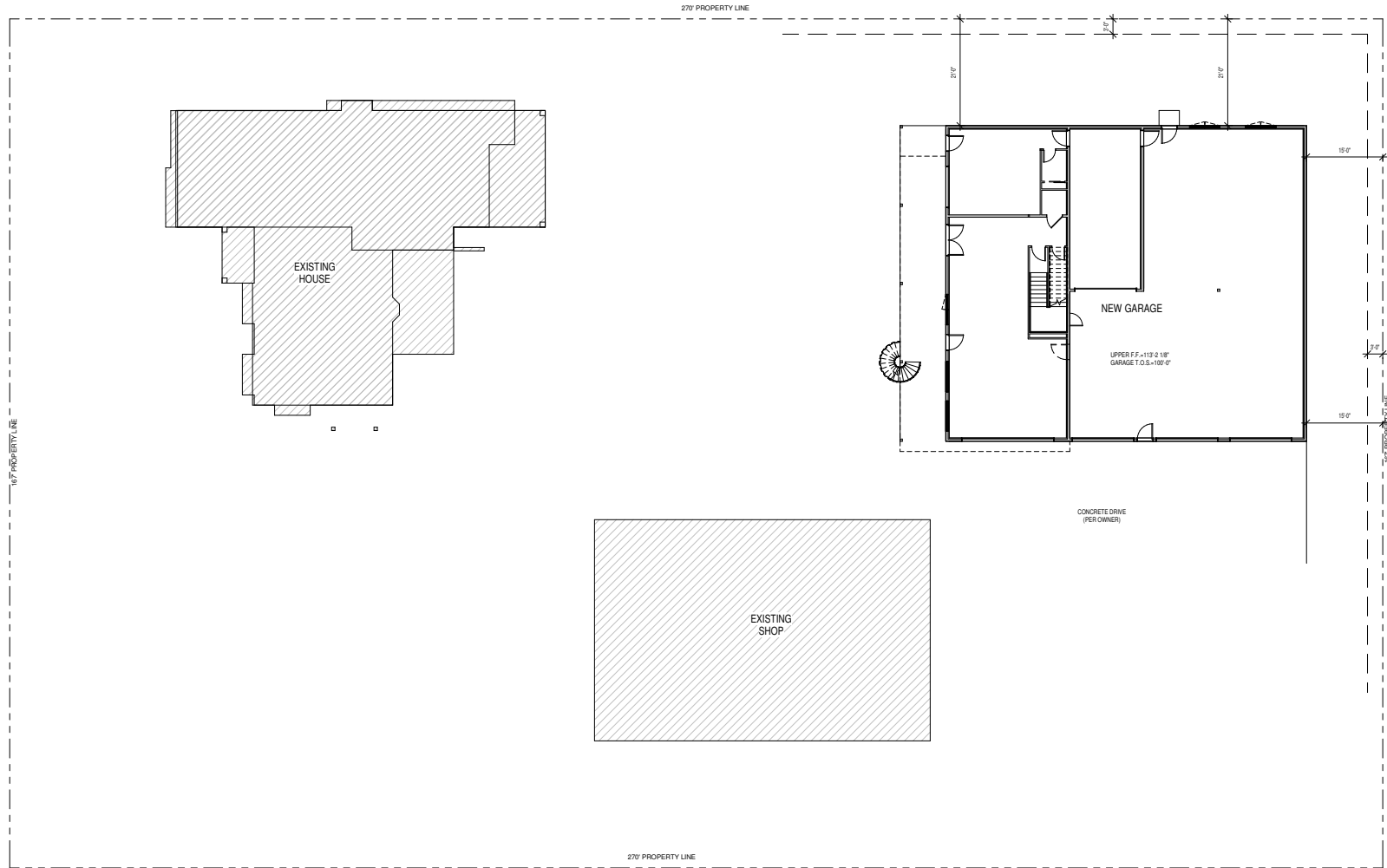


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2024</p> 
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Attachment C



LUCAS LANE



SITE PLAN
SCALE 1"=10'

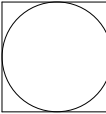


- NOTES:
1. DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW ONTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER.
 2. MIN. DRIVEWAY FLARES TO BE 2' 0" AS REQ'D BY CODE.
 3. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 1/8" OF FALL FOR FIRST 10' FROM HOME.
 4. LOT IS TO BE GRADED AND LANDSCAPED IN A MANNER THAT WILL PREVENT WATER RUNOFF FROM ADVERSELY AFFECTING ADJACENT PROPERTY LINES.
 5. PROVIDE METALLIC WATER SERVICE & CONCRETE ENCASED ELECTRODE PER 2020 NEC.
 6. ALL CONSTRUCTION TO COMPLY W/ THE 2021 INTERNATIONAL BUILDING CODE.
 7. STORM DRAINAGE TO FLOW TO APPROVED STORM DRAIN SYSTEM.
 8. PROVIDE ROAD BASE RAMP TO PROTECT PAVED ROAD, CURB AND SIDEWALK AS REQUIRED.
 9. PROVIDE 1" WATER LINE TO HOUSE.
 10. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
 11. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE CITY INSPECTOR.
 12. SETBACKS ARE DETERMINED BY LOCAL ZONING ORDINANCES.
 13. PROPERTY LINES AND SETBACKS VARY IN RELATIONSHIP TO THE STREET, SIDEWALK, ETC.
 14. VERIFY WITH BUILDING DEPT. AND / OR SURVEYOR FOR ACCURATE PLACEMENT OF STRUCTURE.
 15. SOME JURISDICTIONS REQUIRE MIN. DISTANCES BETWEEN ADJACENT STRUCTURES WHICH WILL COVER A SETBACK. VERIFY W/ LOCAL BUILDING / ZONING DEPT.
 16. VERIFY ALL HEIGHT RESTRICTIONS W/ LOCAL BUILDING / ZONING DEPT.



**CRAIG WALL
DESIGN**

7707 SOUTH MAIN STREET
MIDVALE, UT 84047
801.285.8885



EACH SUB-CONTRACTOR SHALL CHECK AND UNDERSTAND ALL DIMENSIONS, NOTES AND OTHER ASPECTS OF THIS PROJECT APPLICABLE TO THEIR TRADE AND INTERFERING OTHER TRADES PRIOR TO AND DURING CONSTRUCTION.

NOTIFY DESIGNER OR ENGINEER IN WRITING OF ANY DISCREPANCIES OR CHANGES TO THE DRAWINGS BEFORE PROCEEDING WITH ANY WORK.

EACH SUB-CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADE THROUGH THE GENERAL CONTRACTOR.

THE DESIGNER WILL NOT ASSUME RESPONSIBILITY FOR ANY MISUSE OR MISREADING OF THESE PLANS, WHERE INFORMATION IS AVAILABLE BUT UNCLEAR, THE PERSON USING THESE PLANS IS RESPONSIBLE FOR CLARIFYING ANY QUESTIONS ACCORDING TO THE CONDITIONS STATED ABOVE.

project: **Layton Garage**
11011 South Lucas Lane
South Jordan, Utah

revisions:
2 / 4 / 25

Project number
Date August 2, 2024
Drawn by J Bailey
Engineered by ATS

SITE PLAN
C1.0

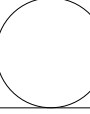
Attachment D





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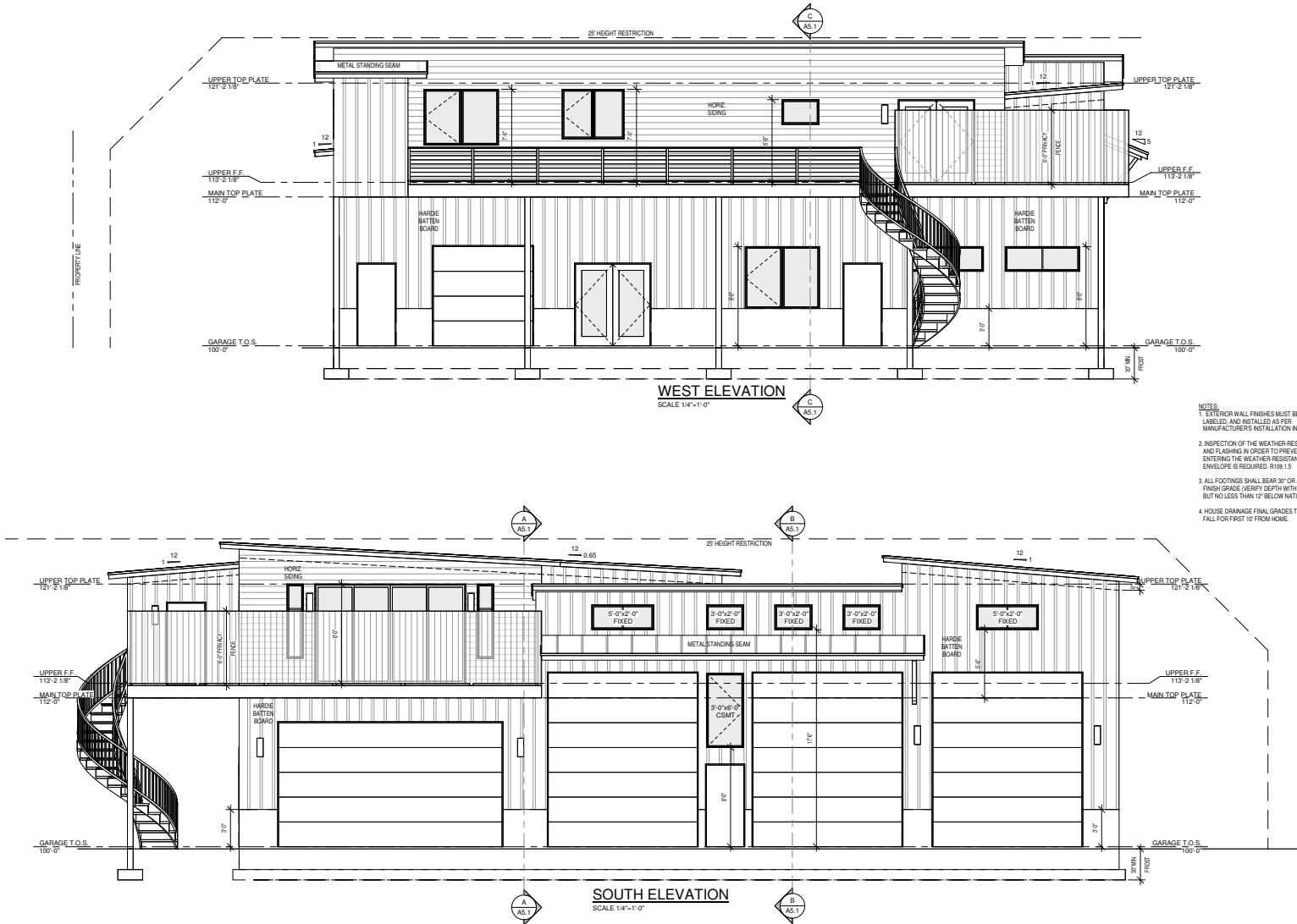
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EXTERIOR ELEVATIONS

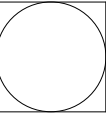
A1.0





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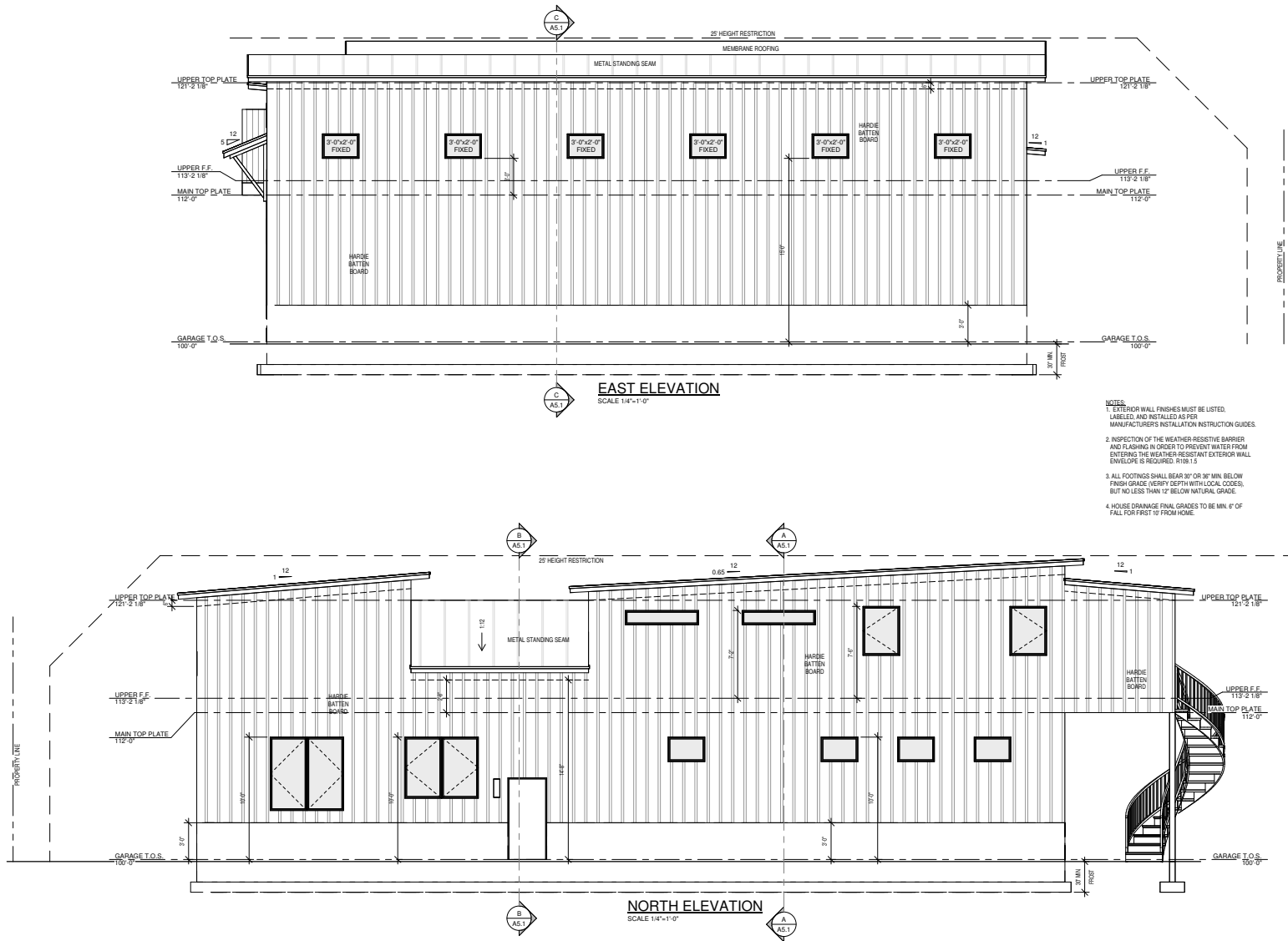
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EXTERIOR ELEVATIONS

A1.1



EAST ELEVATION
SCALE 1/4"=1'-0"

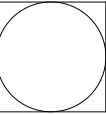
NORTH ELEVATION
SCALE 1/4"=1'-0"

- NOTES:
1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.
 2. INSPECTION OF THE WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED. R108.1.5
 3. ALL FOOTINGS SHALL BEAR 2" OR 30" MIN. BELOW FINISH GRADE, VARYING DEPTH WITH LOCAL CODES, BUT NO LESS THAN 12" BELOW NATURAL GRADE.
 4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOME.



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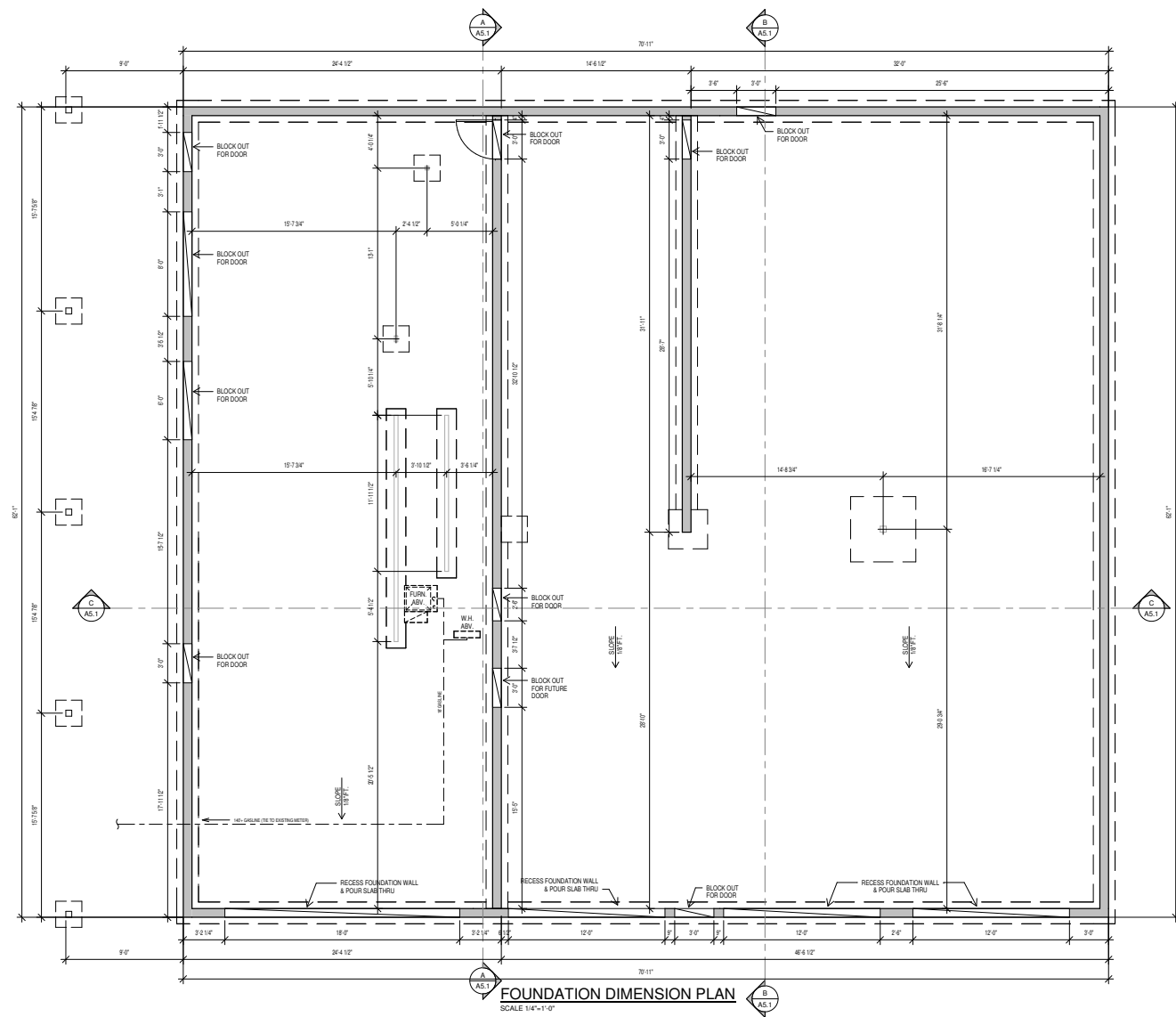
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BASEMENT FOOTING &
FOUNDATION PLAN

A2.0



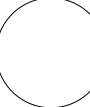
FOUNDATION DIMENSION PLAN
SCALE 1/4"=1'-0"

- NOTES:
1. DO NOT PROVIDE LOOSE BACK FILL UNTIL FLOOR FRAMING IS BASEMENT. SUB-CONTRACTOR SHALL PLACE 3" CONCRETE FOUNDATION WALLS HAVE ACHIEVED AT LEAST 75% OF DESIGN STRENGTH OR 1700 PSI. (VERIFY NUMBER OF DAYS TO REACH DESIRED STRENGTH FROM CONCRETE PROVIDER).
 2. DO NOT PROVIDE COMPACTED BACK FILL UNTIL CONCRETE WALLS HAVE CURED AT LEAST 28 DAYS.
 3. COORDINATE WITH MECHANICAL AND OTHER SUB-CONTRACTORS CONCERNING PERFORATIONS IN CONCRETE WALLS FOR DUCTWORK, ETC.
 4. CONTRACTOR AND/OR PLUMBER TO VERIFY ELEVATION OF GROUND LATERAL BEFORE EXCAVATION.
 5. HOLD DOWNS SHOWN ON FOUNDATION PLAN. REFER TO MAIN FLOOR PLAN FOR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE FOUNDATION WALL SUB-CONTRACTOR TO PLACE ALL APPLICABLE HOLD DOWNS ACCURATELY.
 6. GAS PIPE TO BE TIED TO MANIFOLD SYSTEM BY WHICH CODE REGULATORS WILL BE INSTALLED REDUCING 2" I.D. PRESSURE TO 1/2".
 7. SECURE TOP & BOTTOM 1/3 OF WATER HEATER W/ APPROVED SEISMIC STRAPS AND INSTALL EXPANSION TANK PER LOCAL REQUIREMENT.
 8. PROVIDE COMBUSTION AIR FROM OUTSIDE TO FURNACE & WATER HEATER.
 9. HOT WATER LINES TO HAVE 1/2" FOAM INSULATION.



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South Jordan, Utah

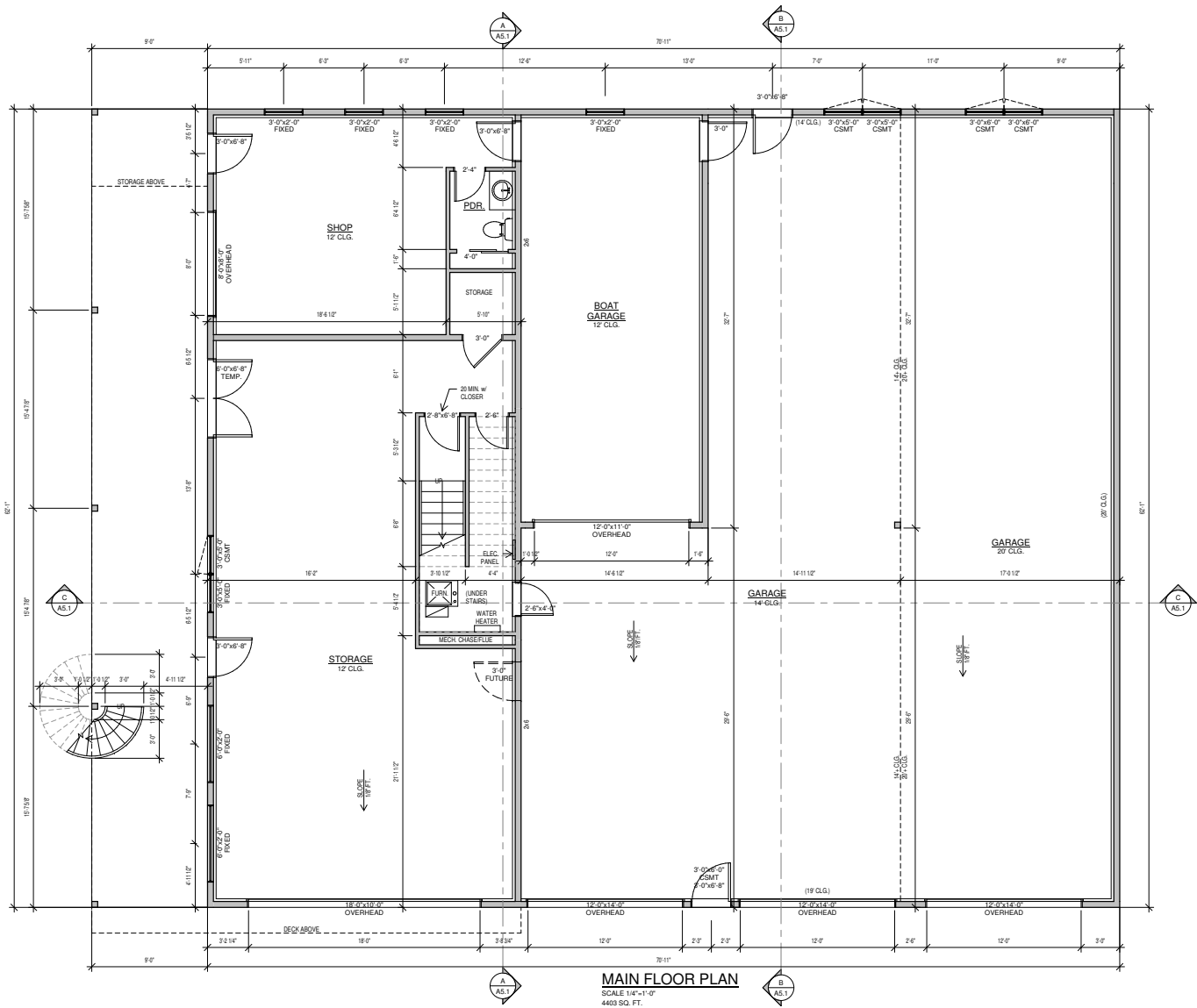
revisions:

2	14	25

Project number
Date August 2, 2024
Drawn by J Bailey
Engineered by ATS

MAIN FLOOR PLAN

A3.0

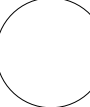


MAIN FLOOR PLAN
SCALE 1/4"=1'-0"
4403 SQ. FT.



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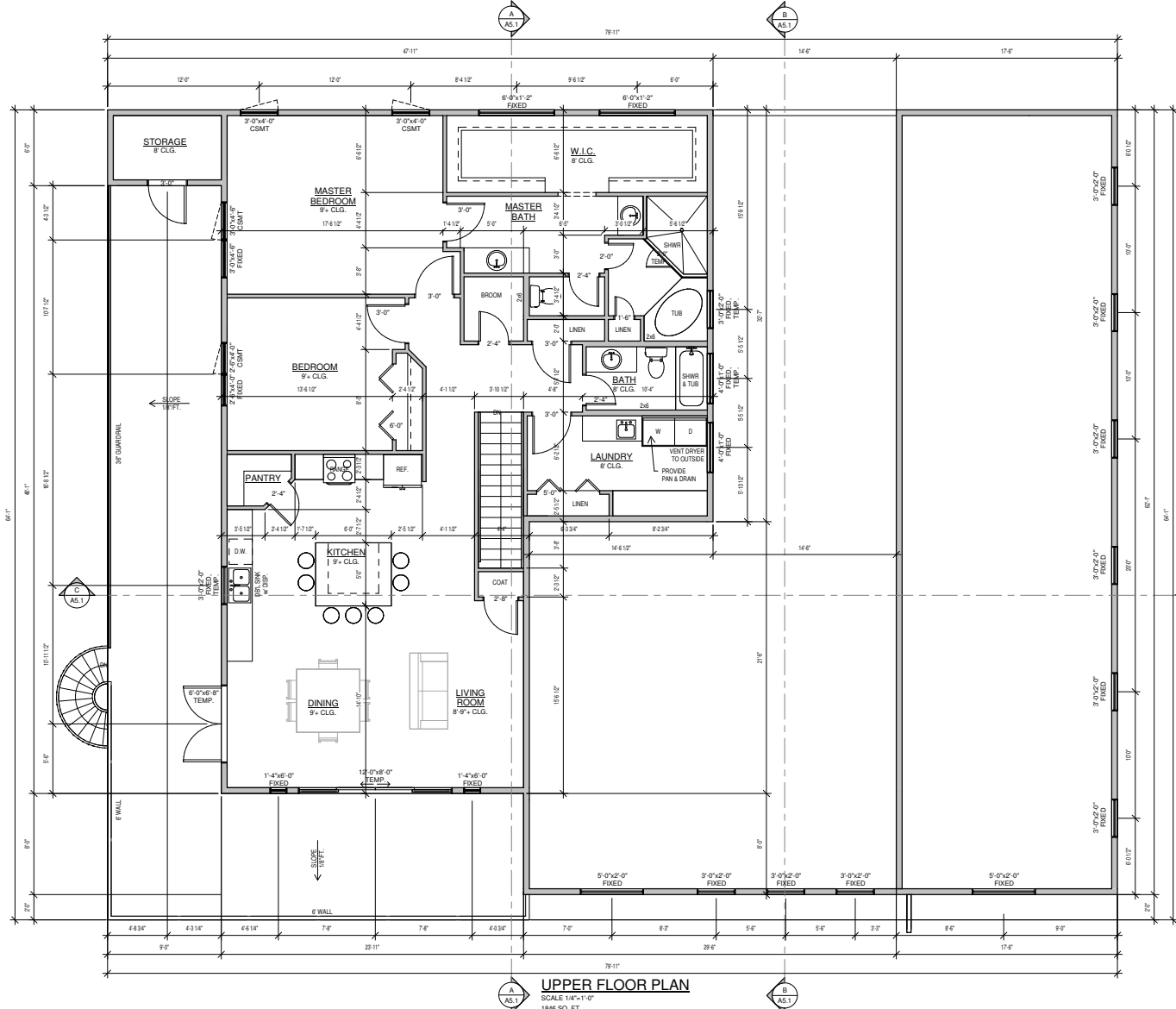
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UPPER FLOOR PLAN

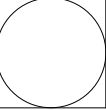
A3.1





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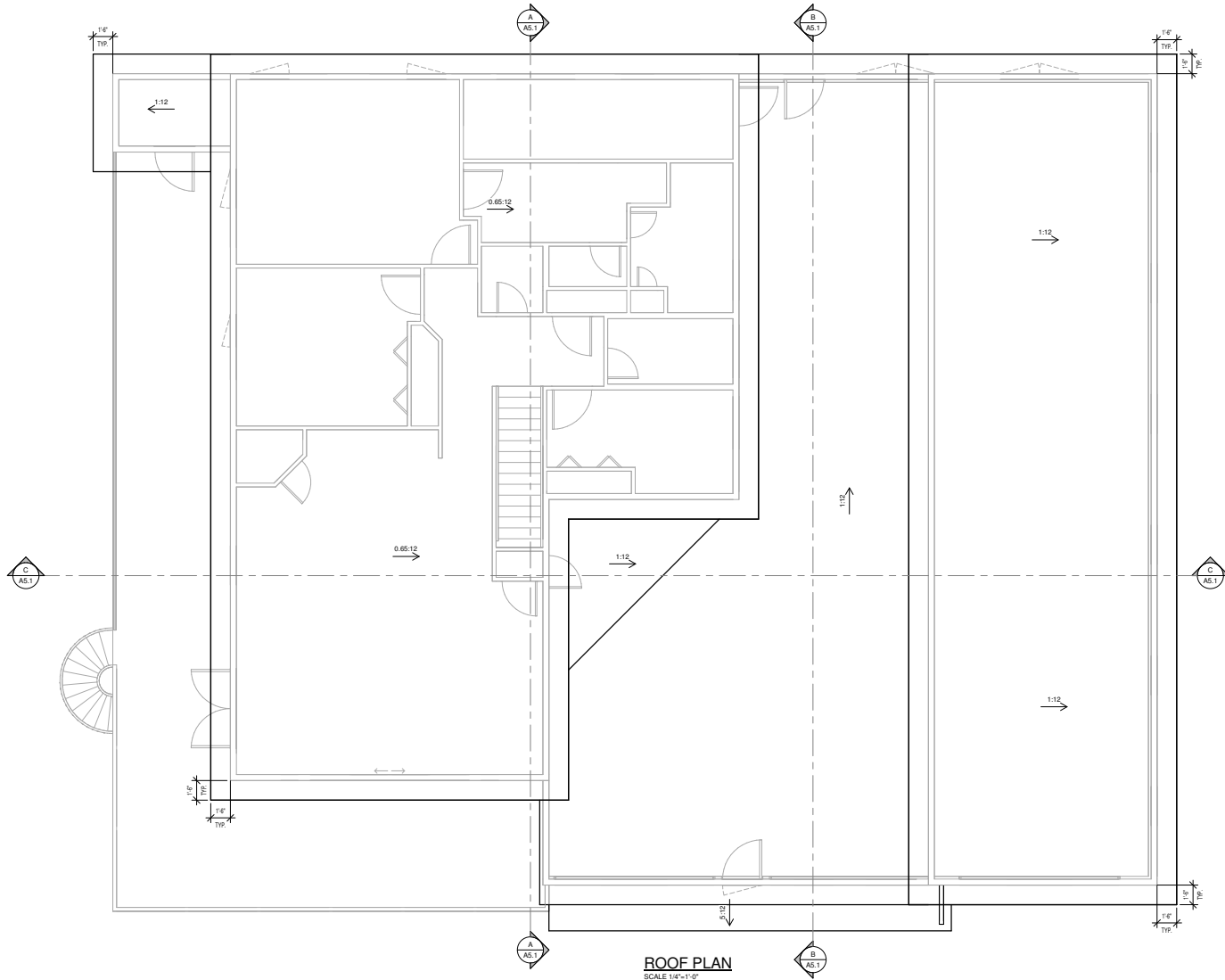
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ROOF PLAN

A4.0



ROOF PLAN
SCALE 1/4"=1'-0"

Attachment E



CORY D LAYTON

I have 2 items that I know of that will require a CUP. The size of the building, 4,140' is bigger than my house footprint of around 2900'. That is because I remodeled an existing house and turned it into a 5,750' sqft Multi Level vs the 1,583' house it was before. The reason it is so big is I have a lot of toys, trucks and trailers and I would like to put them in a secured place under cover and out of the weather.

The 2nd is that the exterior walls exceed 16' the reason for this is I want to be able to work on the roof of my 5th wheel (12' 2" off the ground) once or twice a year to wash, condition, do repairs and walk on it not crawl and to do it out of the sun. Also, in my boat garage I need at 12' to park my boat without clearance issues. Then the apartment on top just took it to higher than the 16' allowed height. I have talked with the most affected neighbor by this build, the Harris' to the north, she was grinning ear to ear when I showed her the plans. Right now it is just a dirt horse pasture filled some stuff I need to get rid of and a lot of trailers parked back there that will be inside this garage when done. The neighbors to the east have like 30' trees along the whole property line so they will barely notice it.

My house sits at 31' 7" and is down from the side walk a foot or two. Then my back yard drops 4' to 6' from there

I'm guessing.

Attachment F



Assessor

SLCo > Assessor > Parcel Search > [Parcel 27202010610000](#)

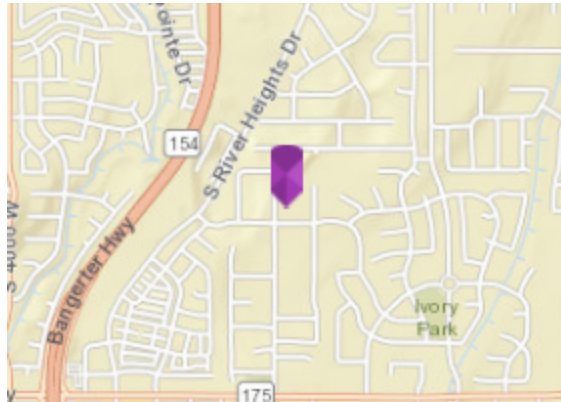
Parcel Details

Parcel Search form

This page shows the assessor's CAMA data, as it was, on May 22, 2024.

Parcel	27-20-201-061-0000
Owner	LAYTON, CORY D; JT LAYTON, HEIDI J; JT
Address	11011 S LUCAS LN
Total Acreage	1.03
Above Grade sqft.	3368
Property Type	111 - SNGL FAM RES
Tax District	38

Tax District	SJORDAN/J
location	
Land Value	\$ 402,090
Building Value	\$ 711,000
Market Value	\$ 1,113,090



40.550749810
-111.973809330

Value History

		Land Value	Building Value	Market Value
2023	1	\$ 390,090	\$ 697,900	\$ 1,087,990
2022	1	\$ 382,490	\$ 705,200	\$ 1,087,690
2021	1	\$ 315,690	\$ 482,200	\$ 797,890
2020	1	\$ 315,690	\$ 382,000	\$ 697,690
2019	1	\$ 298,990	\$ 328,800	\$ 627,790

Land Record

27-20-201-061-0000

Record ID	1	2
Lot Use	RESIDENTIAL	RESIDENTIAL

Land Record**27-20-201-061-0000**

Record ID	1	2
Lot Type	PRIMARY-LOT	PRIMARY-ACRE
Land Class		
Income Flag		
Seasonal use		
Influence Type		
Influence Effect		
L Assessment Class	RES-PRIMARY	RES-SECONDRY
Lot Depth		
Acres	1.00	0.03
Zone	4144	4144
Sewer	PUBLIC	PUBLIC
Number Lots	1	
Lot Shape	REGULAR	REGULAR
Lot Location	INTERIOR	INTERIOR
Neighborhood	435	435
Nbhd Type	STATIC	STATIC
Nbhd Effect	TYPICAL	TYPICAL
Topography	LEVEL	LEVEL
Traffic	LIGHT	LIGHT
Traffic Influence	TYPICAL	TYPICAL
Street type	TWO-WAY	TWO-WAY
Street Finish	PAVED	PAVED
Curb Gutter	Y	Y
Sidewalk	Y	Y

Residence Record**27-20-201-061-0000**

Building Style	MD
Assessment Classification	P
Exterior Wall Type	STUCCO

Roofing	ASPHALT-SHNG
Central AC	YES-FA DUCT
Heating	PRIMRY-CNTRL
Owner Occupied	
Number of Stories	2.0
Total Rooms	15
Bedrooms	4
Full Baths	2
3/4 Baths	
Half Baths	2
Number of Kitchens	1
Finished Fire places	1
Year Built	1993
Effective Year Built	2012
Interior Grade	GOOD
Exterior Grade	AVERAGE
Overall Grade	AVERAGE
Interior Condition	VERY-GOOD
Exterior Condition	VERY-GOOD
Overall Condition	VERY-GOOD
Visual Appeal	AVERAGE
Maintenance	MINIMUM
Conformity	EQUAL-IMPRVD
Livability	AVERAGE
Primary Kitchen Quality	STANDARD
Primary Bath Quality	MODERN
Percent Complete	100
Main Floor Area	2318
Upper Floor Area	1050
Finished Attic Area	

Above Ground Area	3368
Basement Area	2157
Finished Basement Area	
Finished Basement Grade	
Carport Surface Area	
Attached Garage S. Area	
Builtin Garage S. Area	529
Basement Garage S. Area	
Above Grade Area + Basement Area: 5525	

Detached Structures 27.

Record ID

Structure

STORAGE
SHEI

Description

Assessment Class

RES-PRIMAR'

Units

SQUARE
FEE'

Measure 1

1

Measure 2

2

Effective Year Built

200

Actual Year Built

199

Quality

FAIL

Condition

FAIL

Income Flag

Replacement Cost New

\$ 8,03

Replacement Cost New, Less Depreciation

\$ 1,68

Sound Value

\$

Building Number

BEG N 89^44'30" W 1681.83 FT & S 00^01'26" W
165.65 FT FR NECOR OF SEC 20, T 3S, R 1W, SLM; S
00^01'26" W 165.65 FT; N 89^44'45" W 272.01 FT; N
00^15'30" E 81.33 FT; N'LY ALG A 9701.12 FT RADIUS
CURVE TO R 84.33 FT (CHORD N 00^30'27" E 84.33
FT); S 89^44'38" E 270.97 FT TO BEG. 1.03 AC M OR L.
9156-0939 9327-4736,8886 10205-7920 10931-4458

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Attachment G



To whom it may concern,

I live at 10997 S Lucas Lane, South Jordan I live just North of the Layton residence.

My husband and I have reviewed the plans for Mr. Layton's garage/ ADU and we do not have any problems with them building it.

If you would like to discuss this further my email is: hharris927@gmail.com.

Thank you for your time.

Heather Harris and Danny Harris

Heather Harris

To Whom It May Concern,

We live at 10976 S Via Encantada Way with 300' of 11011 s Lucas Lane and we have reviewed the plans for the Layton Garage/ADU and we don't have any problems with them building. Please expedite the approval. If you have any questions I can be reached at 801-641-7269 or jeffbullock@gmail.com.

Thanks,

Jeff & Kim Bullock

To whom it may concern,

I live at 3477 W Kamran Ridge Cove South Jordan which is within 300' of the Layton residence at 11011 S Lucas Lane South Jordan.

I/we have discussed their RV Garage/ADU unit plans with the Layton's and we don't have any issues with them building the unit per the plans/design they are using.

If you have any questions or need additional information, please let me know.

Mark Baldwin

baldwin439@msn.com

612 490 9162

1 January 2025

South Jordan City Officials
To whom it may concern

I live at 3482 W Vista Pradera Way within 300' of 11011 S Lucas Lane and we have reviewed the plans for the Layton Garage/ADU and do not have any problems with our neighbor building it. If you would like to discuss further, I can be reached at southworth.mike@gmail.com.

Thank you for your time,

Mike and Emmy Southworth

To Whom It May Concern

I live at 3495 W Kamran Ridge Cv within 300' of 11011S. Lucas Lane and I have reviewed the plans for the Layon Garage/ADU and do not have any problems with the proposed building. I can be reached at the contact details below.

Best wishes

Steve

Steve Baker

i-SMART Consulting LLC

☎ US +1 (0) 267 432 1045

SKYPE: steve.baker0301