

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: OCTOBER 14, 2025

FILE OVERVIEW

Item Name	Mackowiak ADU Conditional Use Permit
Address	9802 S Evensen Circle
File Number	PLCUP202500185
Applicant	Ryan Mackowiak
Property Owner	RYAN MACKOWIAK; AMBER MACKOWIAK
Staff Author	Miguel Aguilera
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	0.36 Acres		
Recorded Subdivision	Lampton Farms		
Current Zone	R-1.8 (Single-family Residential)		
Current Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	R-1.8	SN
	<i>East</i>	R-1.8	SN
	<i>South</i>	R-1.8	SN
	<i>West</i>	R-1.8	SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve a Conditional Use Permit (CUP) for a proposed detached ADU guesthouse. The CUP is specific to allow the proposed building to be taller than the existing residence and to allow the average wall height to be higher than 16 feet. The second story windows that are within 20 feet of the property line do not require CUP approval. Staff is recommending approval of the application.



TIMELINE

- **September 8, 2025**, the applicant submitted a complete CUP application to Staff for review. The application was revised a total of 1 time to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

Application Summary: The Mackowiak ADU will be a two-story guesthouse with approximately 724 square feet of floor area. The first floor of the guesthouse will comprise of the ADU's kitchen, bathroom, living room, and first bedroom. The second floor will only be a sleeping loft. The applicant received an ADU permit for the guesthouse on September 18, 2025.

The guesthouse building will be a distance of 10 feet and 3 inches from the nearest property line to the north. The building will have an average wall height that will exceed 16 feet above grade by a few inches. City code 17.40.020.I3c states that "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: 2) The average wall height shall not exceed sixteen feet (16') above grade". The wall height requires Planning Commission approval.

Additionally, the height of the proposed guesthouse will be 19 feet and 9 inches above grade. This is taller than the existing residence, which is a single story home. City code 17.40.020.I.3a states "Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high".

There will not be any windows on the second story of the north façade facing the property line. However, there will be second story windows on the front façade facing east that will be within 20 feet of the northern property line. These windows will not require Planning Commission approval because the floor of the loft does not reach the wall where the windows will be placed. Instead, the area below is a bedroom with a vaulted ceiling.

FINDINGS AND RECOMMENDATION

Findings:

- The entire proposed two-story building will be an ADU guesthouse.
- The guesthouse footprint of 540 square feet will be less than 33% the footprint of the main residence.
- The guesthouse will have a pitched roof of 4:12.



- The north façade will have windows facing the property line but only on the first level.
- The CUP is only required because the overall building height exceeds the main residence building height; and because the average wall height will exceed 16 feet. The second story windows on the east façade do not require CUP approval.

Conclusions:

- The application is in conformance with all other minimum requirements of City Code §17.40 and §17.84.

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:

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 cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

Motion Ready:

I move that the Planning Commission approves:

1. File PLCUP202500185: Mackowiak ADU Conditional Use Permit allowing the average wall height of approximately 16 and half inches and an overall building height taller than the existing residence.

Alternatives:

1. Approval with conditions
2. Denial of the application.



3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan
4. Attachment D, Building Elevations



LOCATION MAP

Mackowiak ADU
South Jordan City

SUBJECT
PROPERTY



ZONING MAP

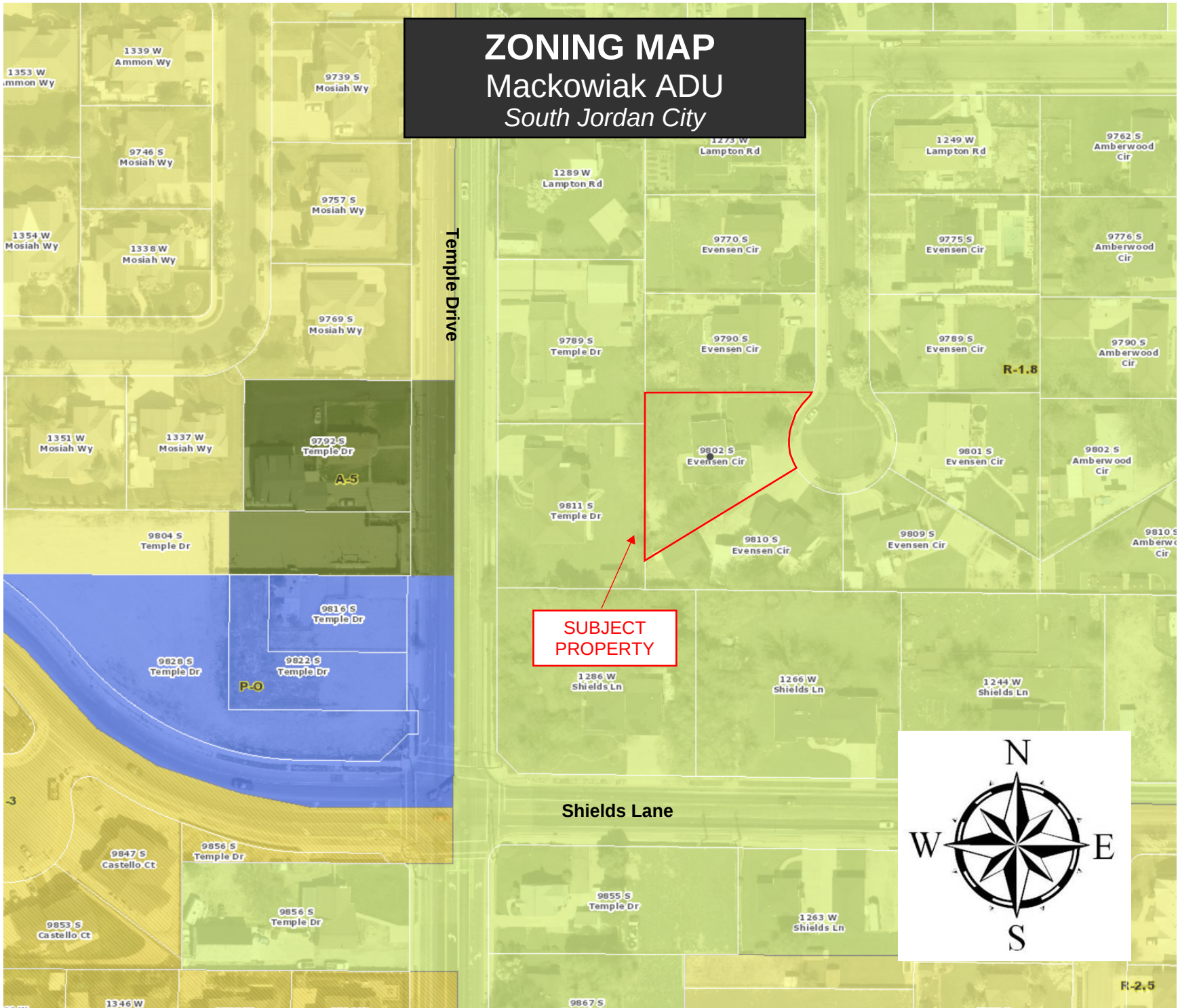
Mackowiak ADU

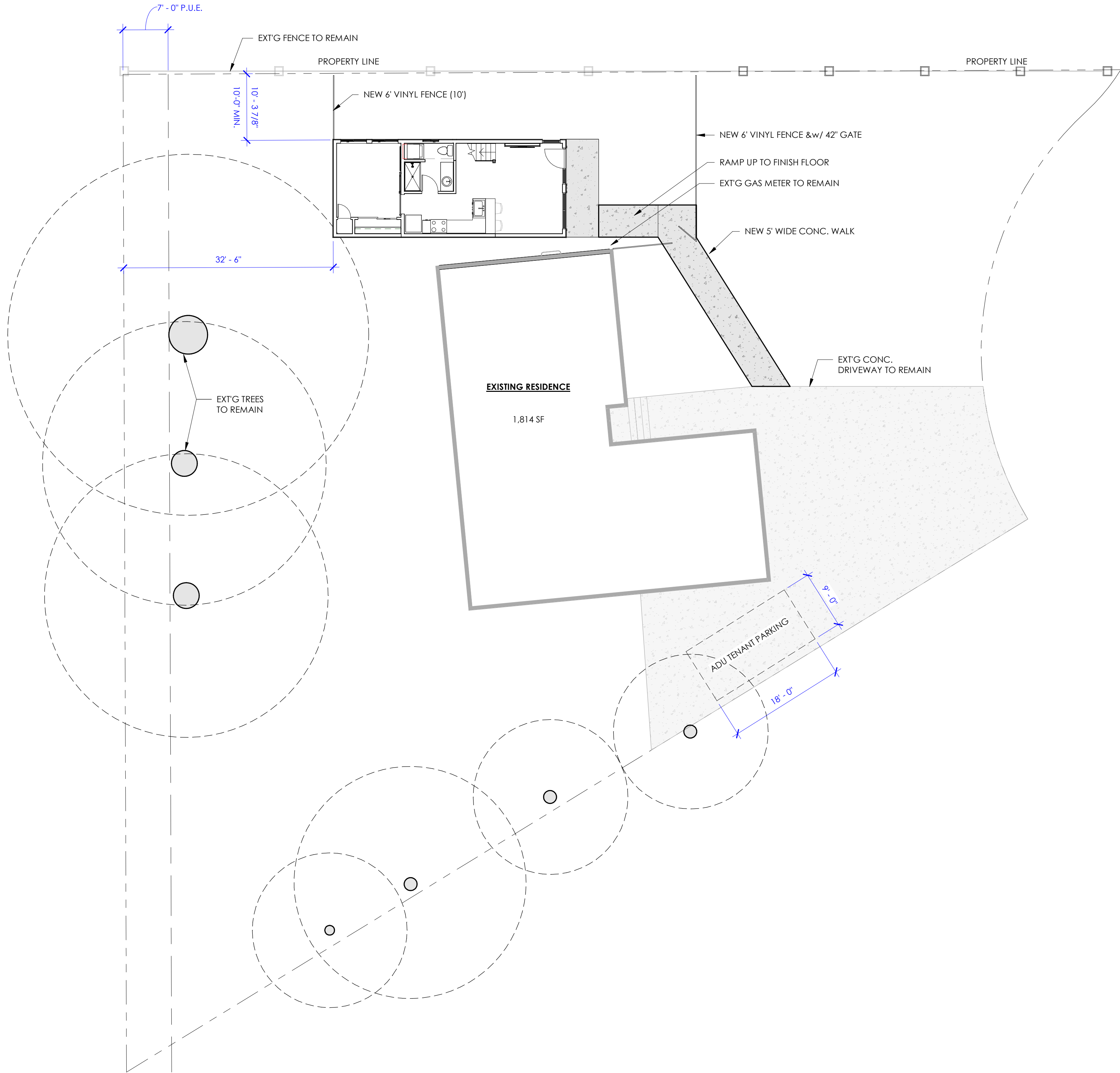
South Jordan City

Temple Drive

SUBJECT
PROPERTY

Shields Lane





1 SITE PLAN
A100
1" = 10'-0"

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF WOOD STUD TO FACE OF WOOD STUD UNLESS NOTED OTHERWISE.
2. **DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
3. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
4. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
5. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
6. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
7. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

- NOTES:**
1. SITE BOUNDARY = 15,595 sf (.358 ACRES)
 2. NEW SIDEWALK DESIGN & FENCE LAYOUT ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE
 3. FOOTPRINT OF EXISTING RESIDENCE = 1,840 SF
FOOTPRINT OF GUEST HOUSE = 570 SF
 4. AREA OF EXISTING RESIDENCE = 3,680 SF
AREA OF GUEST HOUSE = 754 SF (20% [35% ALLOWED])

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MACKOWIAK ADU
RYAN & AMBER MACKOWIAK
9802 S. EVENSEN CIR. SOUTH JORDAN, UT 84095

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	PLANNING DEPARTMENT RESPONSE #1	09 SEP 2025

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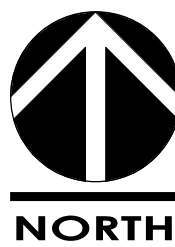
SITE PLAN

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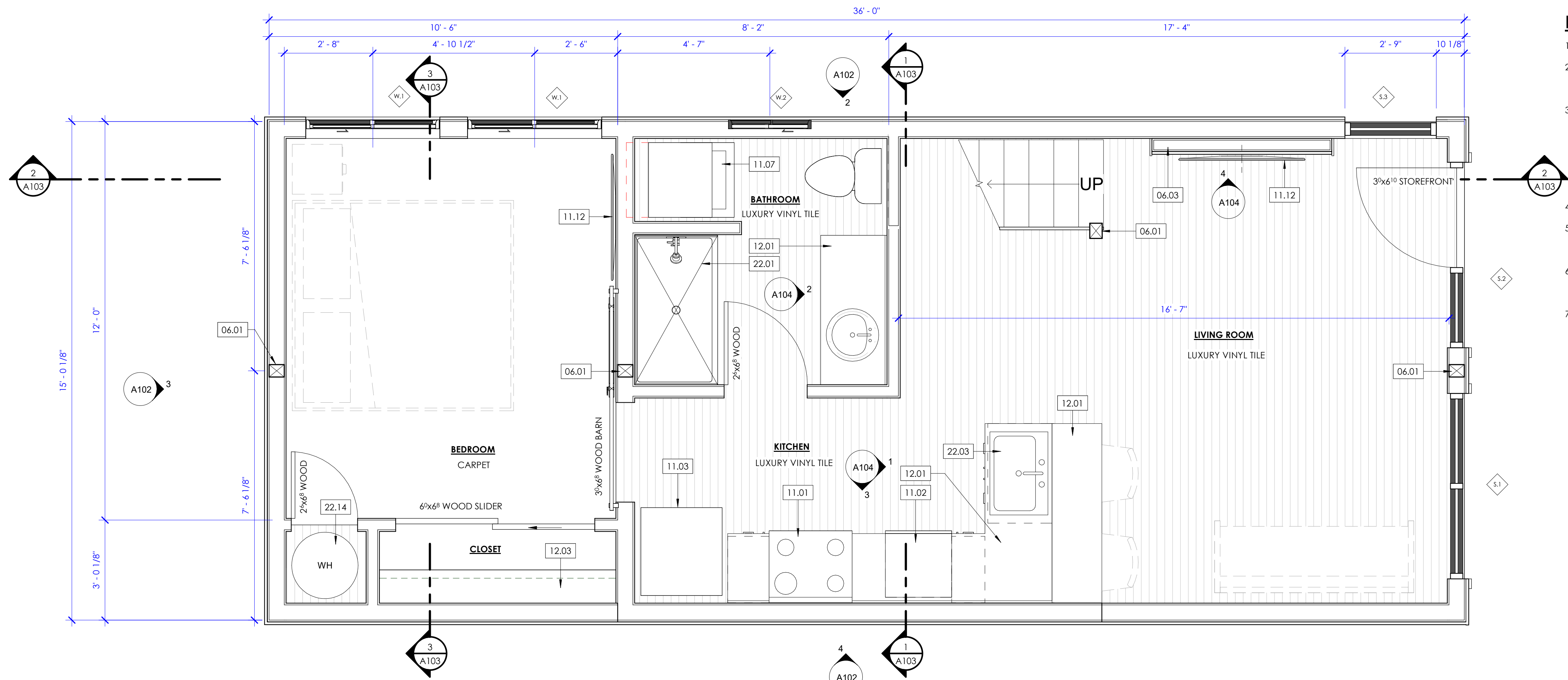
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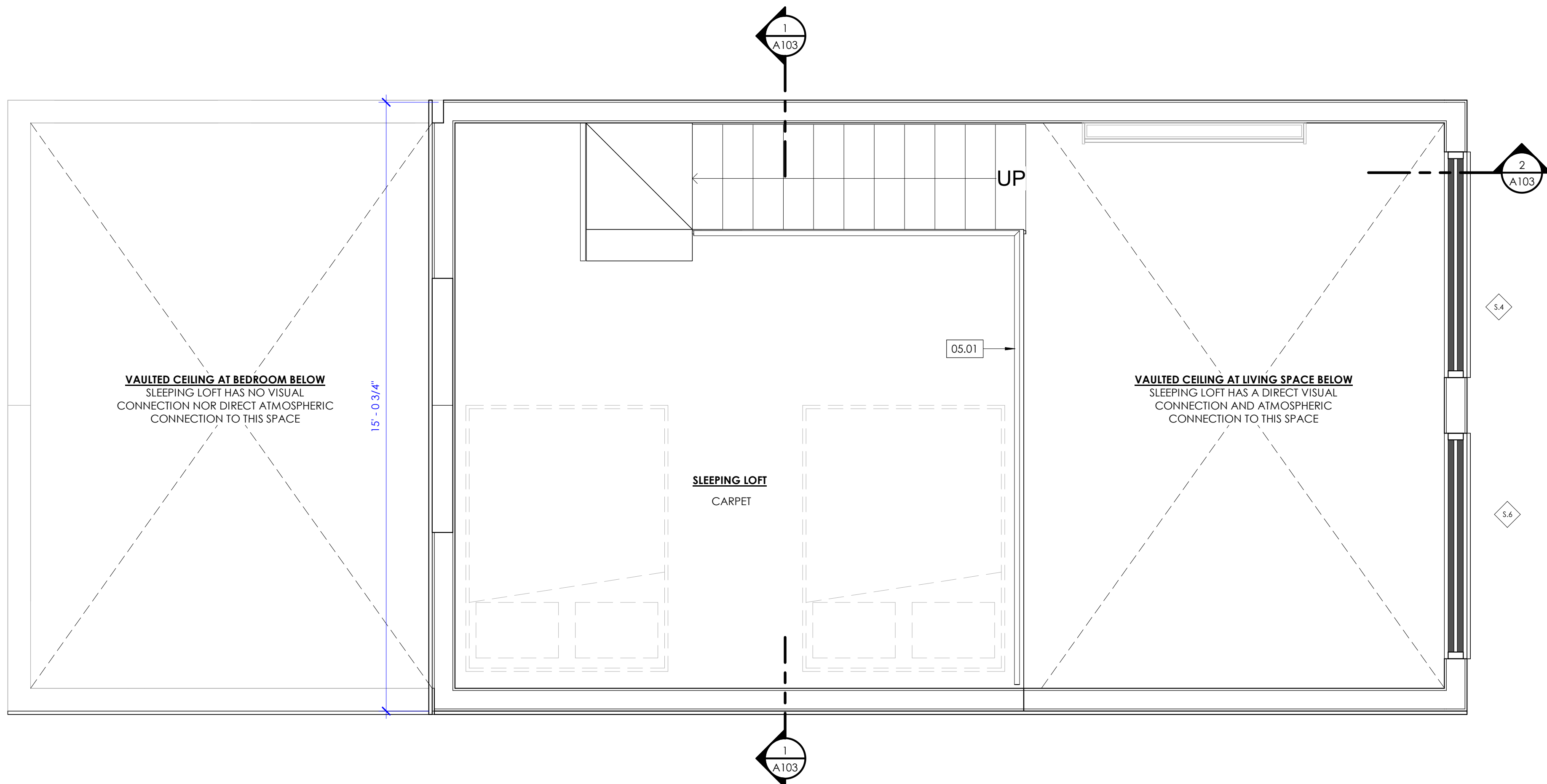
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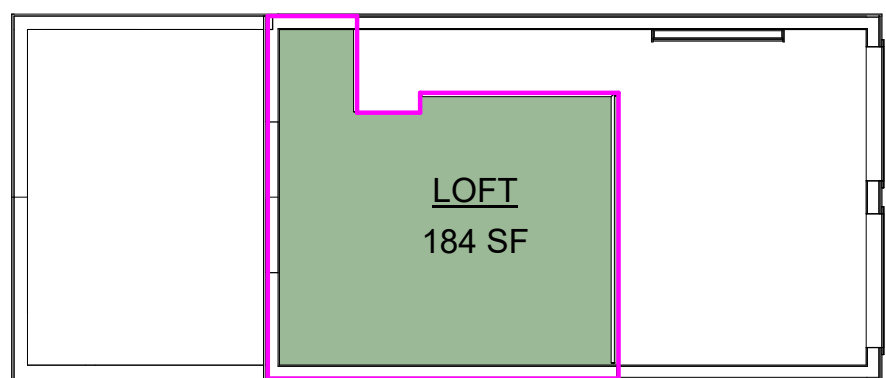
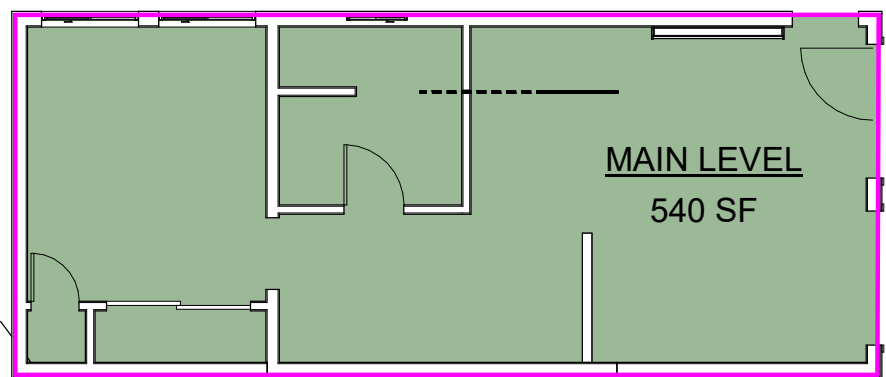
CONDITIONAL USE APPLICATION 09 SEP 2025



1 FLOOR PLAN
1/2" = 1'-0"



2 LOFT FLOOR PLAN
1/2" = 1'-0"



3 AREA CALCS
1/8" = 1'-0"

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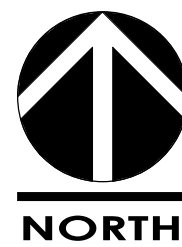
KEYNOTE LEGEND

05.01	42" STEEL GUARDRAIL w/ VERTICAL RAILS - PAINT POSTS & RAILS BLACK (2 COATS) - RAILING SHALL ATTACH TO STRUCTURE AT BASE AND AT TOP RAIL
06.01	WOOD COLUMN - SEE STRUCT. FINISH w/ 3/4" MDF COLUMN WRAP, PAINTED
06.03	DOUBLE 2x WALL FRAMING AT FIREPLACE
11.01	ELECTRIC RANGE & OVEN w/ MICROWAVE ABOVE
11.02	DISHWASHER BELOW COUNTER - 24" WIDE
11.03	REFRIGERATOR - PROVIDE WATER LINE FOR ICE MAKER & ELECT. OUTLET AT 42" AFF
11.07	FRONT-LOADING STACKABLE WASHER/DRYER UNIT
11.12	TV LOCATION - PROVIDE POWER & DATA CONNECTIONS. SEE ELEC. DWGS - COORDINATE FINAL LOCATION w/ OWNER PRIOR TO INSTALL - TYP.
12.01	SOLID SURFACE COUNTERTOP
12.03	12" SHELF & ROD - PAINT
22.01	SHOWER INSERT - 30" DEEP x 54" - PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND SHOWER ENCLOSURE
22.03	STAINLESS STEEL SINGLE BASIN KITCHEN SINK
22.14	WATER HEATER, SEE PLUMB.

FIXTURE LEGEND

	PROVIDED		INSTALLED	
	OWNER	CONTRACTOR	OWNER	CONTRACTOR
REFRIGERATOR	X			X
RANGE	X			X
MICROWAVE	X			X
STACKED W/D	X			X
TELEVISIONS	X			X
MIRROR	X		X	
WATER HEATER		X		X
MECHANICAL UNITS		X		X
FURNACE		X		X
PLUMBING FIXTURES		X		X
LIGHT FIXTURES		X		X
CEILING FANS	X			X

0 1' 2' 4'
GRAPHIC SCALE



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FLOOR PLANS

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KEYNOTE LEGEND

- | | |
|-------|---|
| 03.03 | CONCRETE PORCH/STOOP - PROVIDE RAMPED ACCESS (SEE SITE PLAN) |
| 06.02 | BEAM - SEE STRUCT. |
| 07.01 | 30-YEAR ASPHALT ROOF SHINGLES OVER 2 LAYERS TAR PAPER OVER SHEATHING OVER ROOF JOISTS - SEE STRUCT. SHINGLES SHALL BE DARK GRAY/BLACK TO COORDINATE W/ EXT GUEST RESIDENCE - PROVIDE R-38 BATT INSULATION AT JOIST CAVITY - TYP. |
| 07.02 | QUICKPANEL HEAVY-GAUGE PRE-FINISHED RIBBED METAL PANEL & TRIM SYSTEM - BLACK/DARK GRAY |
| 07.04 | QUICKPANEL HEAVY-GAUGE PRE-FINISHED METAL PANEL & TRIM SYSTEM - WHITE/OFF WHITE TO COORDINATE W/ BRICK FINISH AT EXISTING RESIDENCE |
| 07.05 | TWO-TIER PRE-FINISHED HEAVY GAUGE METAL TRIM SYSTEM - TYP. |
| 08.02 | DOOR/WINDOW SYSTEM - BLACK/DARK GRAY/DARK BRONZE |
| 26.01 | EXTERIOR LIGHT FIXTURE (BLACK FINISH) W/ PHOTO CELL - FIXTURE SHALL BE COORDINATE STYLE SO AS TO DIRECT LIGHT DOWNWARD ONLY AND SHALL BE CONTROLLED VIA SWITCH FOUND INSIDE THE GUEST HOUSE - FIXTURES SHALL BE CONTROLLED BY GUEST HOUSE OCCUPANTS |

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1	PLANNING DEPARTMENT RESPONSE #1	09 SEP 2002

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EXTERIOR ELEVATIONS

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