

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 02/28/2023

Issue: BRIMHALL ESTATE DETACHED GARAGE
CONDITIONAL USE PERMIT
Address: 11229 S. Alisa Meadow Dr.
File No: PLCUP202300003
Applicant: Todd Lloyd Construction

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLCUP202300003 to allow for a construction of a detached accessory building with a north-facing second story window.

ACREAGE:	0.34 acres
CURRENT ZONE:	R-1.8 (single-family residential, 1.8 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Single-family home South – R-1.8 / Single-family home West – R-1.8 / Alisa Meadow Dr. East – R-1.8 / Single-family home

CONDITIONAL USE REVIEW:

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.

BACKGROUND:

The applicant is requesting City approvals to construct a two-story detached accessory building on property located at 11229 S. Alisa Meadow Dr. The proposed structure will be located at the southeast property corner. It will be setback 12' from the south and the east property lines.

The proposed building will contain a shop space and an accessory dwelling unit (ADU) on the main floor. The two spaces will be physically separated from each other with each one having its own dedicated ingress and egress. The second floor will have an office and storage space that will be separate from the ADU. They will not have a shared common space or direct access from one to the other. The second floor access will come directly from the outside or through the shop space on the main floor.

The proposed ADU will have parking in the front of the proposed detached accessory building and to the side of the main dwelling. It will use an existing drive approach.

The main dwelling has a finished basement but it does not contain a kitchen. The basement space is being used to run a business. A City business license to run a preschool has been active on this property since 2004.

The proposed building, and the proposed ADU within the building, are permitted uses in the zone. The applicant is requesting a Conditional Use Permit for a second story window out of the common room. The window is located within 20' of the east property line. The window does not face the closest neighbors to the east or the south, but faces the north property line which, once the building is complete, will be roughly around 36' away from the proposed window. All wall openings, including doors, that are located on a second floor, require a Conditional Use Permit if located within 20' of a property line.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed window will be located approximately 16' from the east property line. The window will not be facing the east property line, which is the closest to the window (See City Code § 17.40.020:I.3.c.).

- According to the applicant, the height of the main dwelling is 23'-6" while the proposed accessory building will be 23'-4" to the peak. The proposed building is lower in height than the main dwelling (See City Code § 17.40.020:I.3.a.).
- The main dwelling has a footprint of approximately 3,000 sq. ft. while the proposed accessory building has a footprint of approximately 1,600 sq. ft. (See City Code § 17.40.020:I.3.b.)
- The average wall height will be at or below 16' (See City Code § 17.40.020:I.3.c.).
- The ADU will have 1,220 sq. ft. of space. The main dwelling has approximately 4,000 sq. ft. of living space. The ADU will be under 1,500 sq. ft. and only 30% of the main dwelling living space (See City Code § 17.130.030.020:C.).
- Since the proposed window does not directly face the immediate neighbors to the east, Staff has not identified any potential detrimental effects with the proposed second story window.

Conclusion:

- Staff is not able to identify any substantial detrimental effects to the adjacent properties or the general area pertaining to the proposed second story window and as such recommends approval of the application.

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:

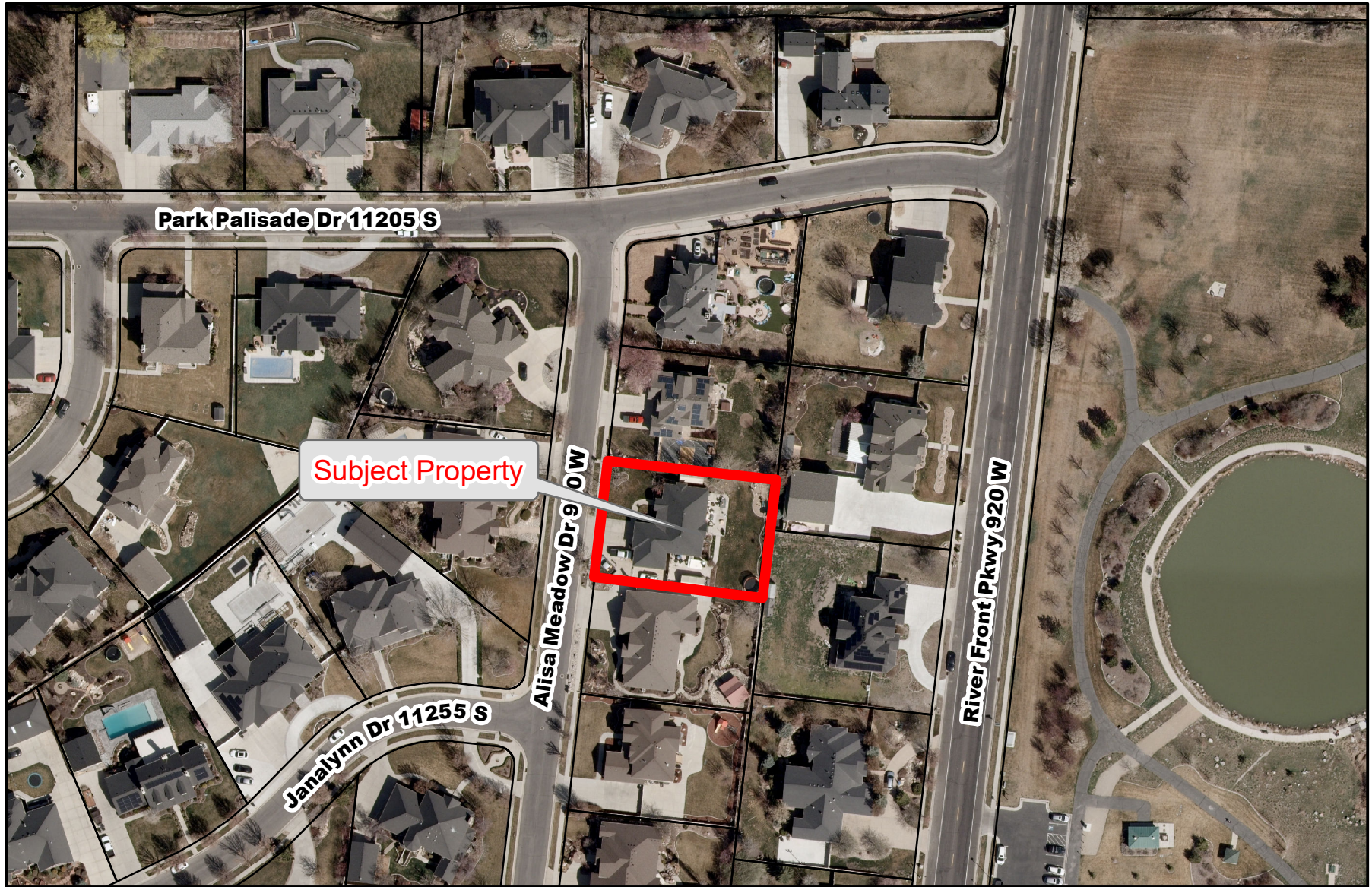
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

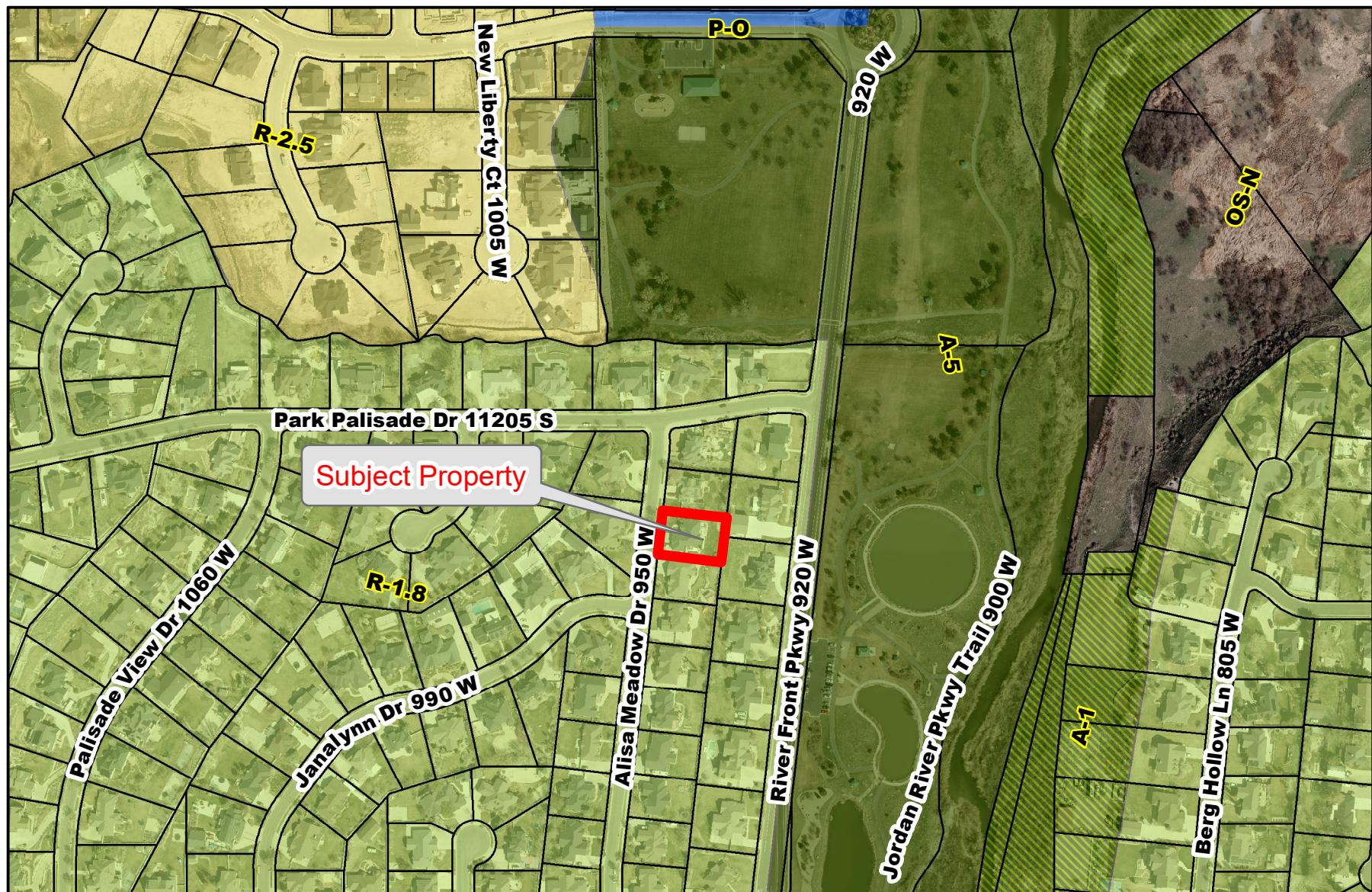
- | | |
|------------------------|--------------------------------|
| • Aerial Map | • Building Elevations |
| • Zoning Map | • Floor Plans (Main and Upper) |
| • Subdivision Plat Map | • Applicant's Letters |
| • Site Plan | • Assessor's information |




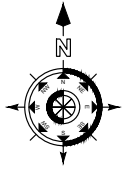
 Damir Drozdek, AICP
 Planner III
 Planning Department



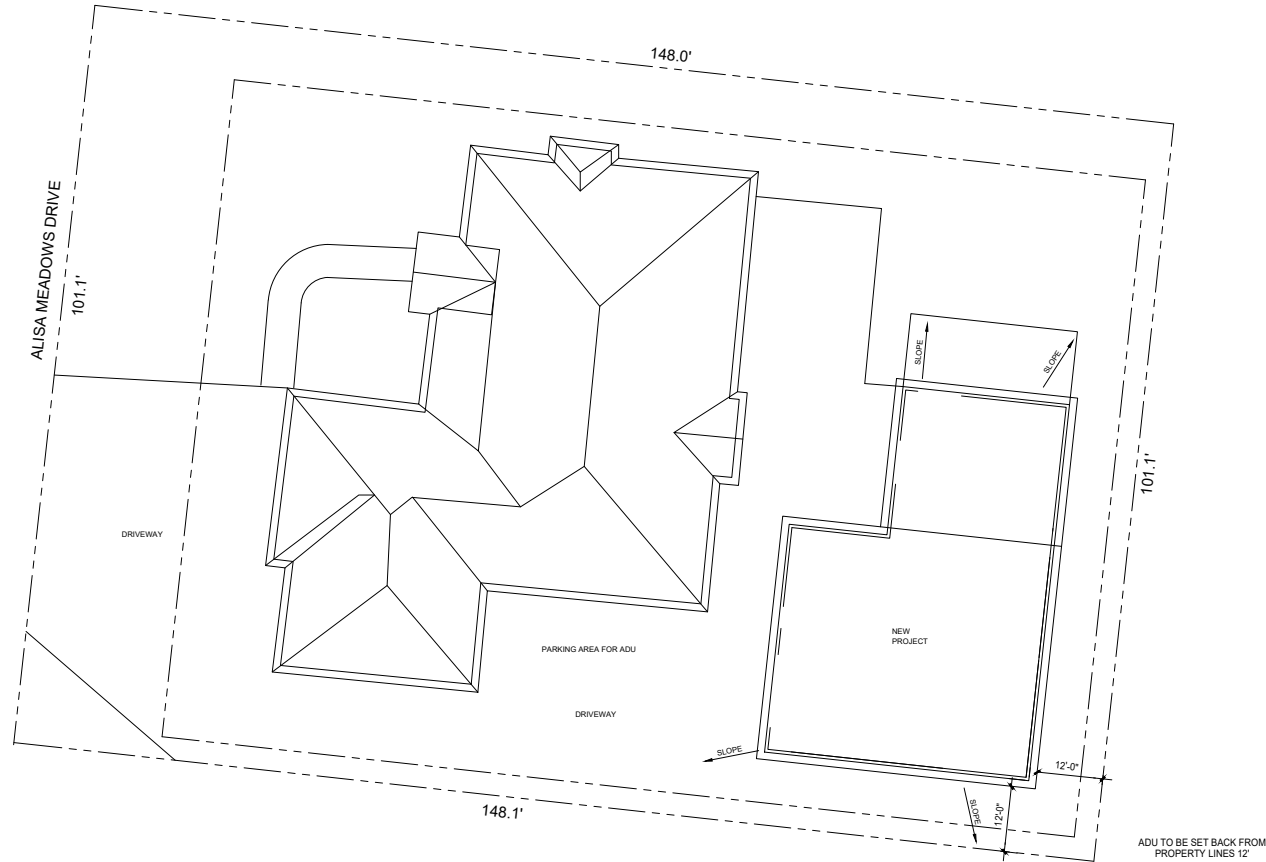
<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	--



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2 style="text-align: center;">Zoning Map</h2> <h3 style="text-align: center;">City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	--



NOTE: HOME OWNER AND CONTRACTOR TO FIELD
VERIFY ALL SETBACKS, PROPERTY LINES, FEATURES,
DIMENSIONS AND CONDITIONS PRIOR TO
CONSTRUCTION.



SITE PLAN

11x17 SHEET SCALE 1/16"=1'-0"
24x36 SHEET SCALE 1/8"=1'-0"

NOTE:
SLOPE AWAY FROM DWELLING @ 1% MIN.

ISSUED FOR
CONSTRUCTION

DO NOT SCALE DRAWINGS

DATE	DRAWING ISSUE	BY
1		
2		
3		
4		

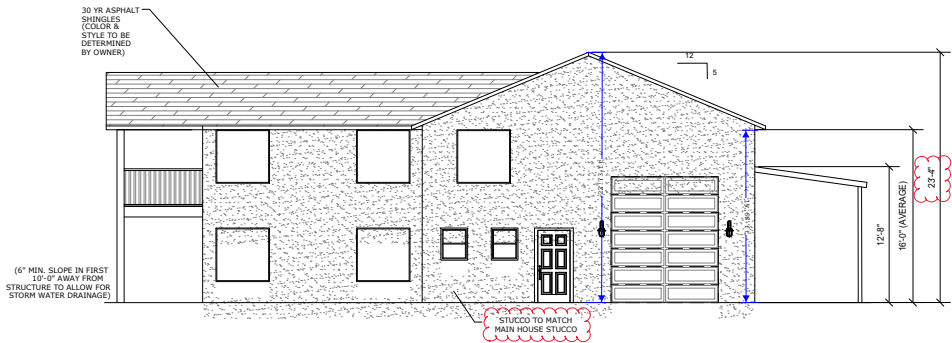
OWNER	ARCHITECT
DATE	10/20/21



310 WEST CINNAMON CIR.
SARATOGA SPRINGS
PHOENIX, AZ 85028

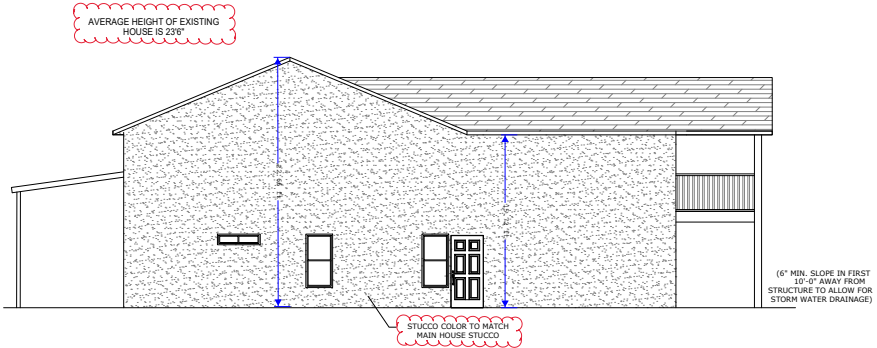
PROJECT	THE BRIMHALL STATE DETACHED GARAGE
1129 ALISA MEADOWS	
SOUTH JORDAN, UTAH	
DATE	10/20/21
SITEPLAN	

PROJECT NO.	202147
DRAWING NO.	G3



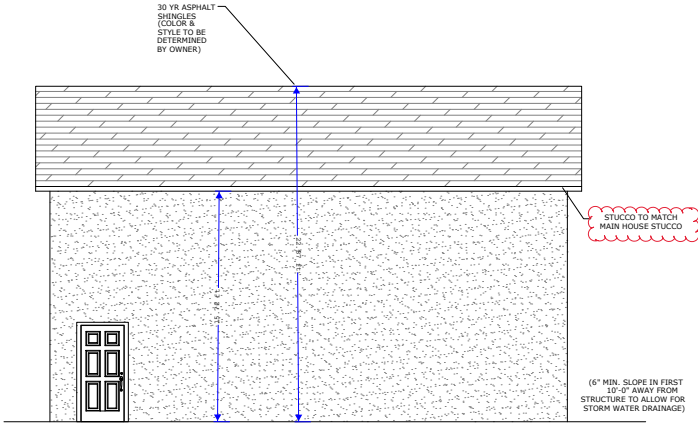
FRONT ELEVATION

11x17 SHEET SCALE 3/32"=1'-0"
24x36 SHEET SCALE 3/16"=1'-0"



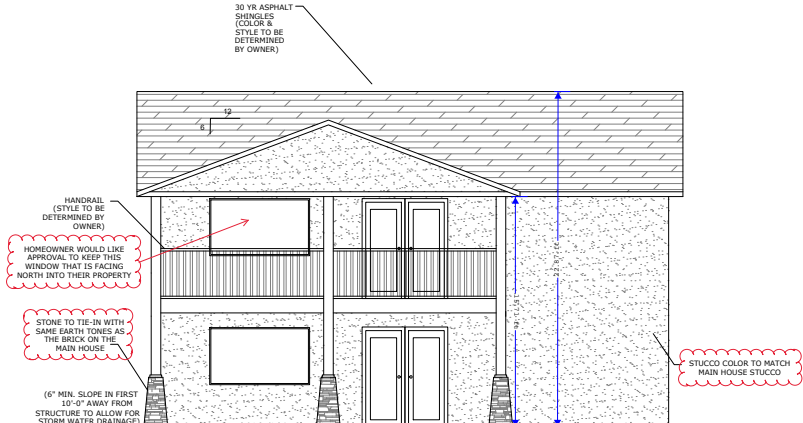
BACK ELEVATION

11x17 SHEET SCALE 3/32"=1'-0"
24x36 SHEET SCALE 3/16"=1'-0"



RIGHT ELEVATION

11x17 SHEET SCALE 1/8"=1'-0"
24x36 SHEET SCALE 1/4"=1'-0"



LEFT ELEVATION

11x17 SHEET SCALE 1/8"=1'-0"
24x36 SHEET SCALE 1/4"=1'-0"

WINDOW NOTES:
DIMENSION = WIDTH x HEIGHT
OH = HORIZONTAL SLIDER
OV = VERTICAL SLIDER
P = PANE ONLY WINDOW
PT = PANE TEMPERED GLASS

DOOR NOTES:
DIMENSION = WIDTH x HEIGHT
STANDARD 6-PANEL DOORS
S = STEEL
F = FIBERGLASS
DD = DOUBLE DOOR

**ISSUED FOR
CONSTRUCTION**

DRAWING ISSUE		DATE	
1			
2			
3			
4			

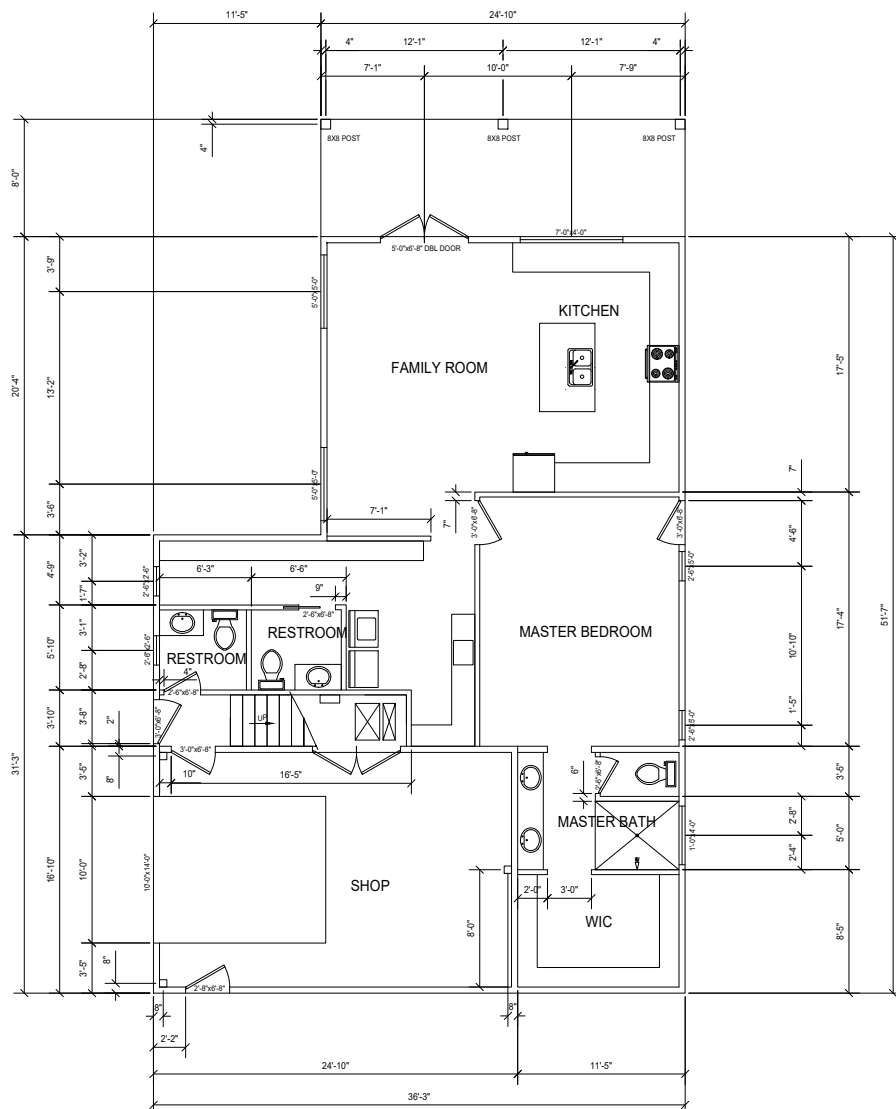
DESIGNED BY JACOB REBER	DATE 10/2/2021
----------------------------	-------------------



JACOB REBER
380 WEST CANNONWAY
SALT LAKE CITY, UT 84119
PHONE: (801) 962-6267

PROJECT THE BRUNNEN ESTATE DETACHED GARAGE 380 WEST CANNONWAY SALT LAKE CITY, UT 84119	PROJECT NO. 202147
INVENTOR JACOB REBER	DRAWING NO. A3

BUILDING ELEVATIONS



MAIN FLOOR PLAN

11x17 SHEET SCALE 1/8"=1'-0"
24x36 SHEET SCALE 1/4"=1'-0"

①

MAIN LEVEL LIVING SPACE - 1220 SQ. FT.
SHOP SPACE - 418 SQ. FT.

WINDOW NOTES:
 DIMENSION = WIDTH x HEIGHT
 OH = HORIZONTAL SLIDER
 OV = VERTICAL SLIDER
 P = PANE ONLY WINDOW
 PT = PANE TEMPERED GLASS

DOOR NOTES:
 DIMENSION = WIDTH x HEIGHT
 STANDARD 6-PANEL DOORS
 S = STEEL
 F = FIBERGLASS
 DO = DOUBLE DOOR

ISSUED FOR
CONSTRUCTION

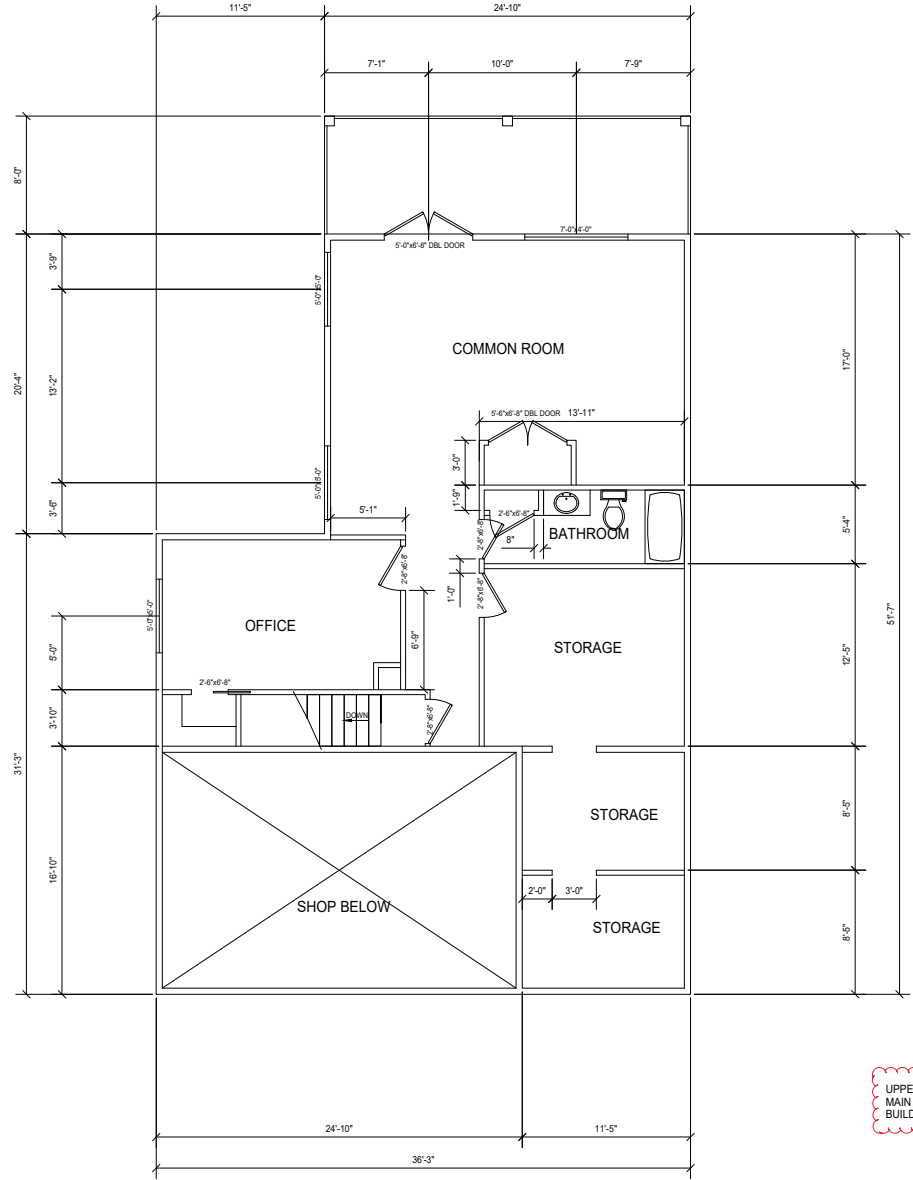
PROJECT
THE BRIMHALL ESTATE DETACHED GARAGE
11229 ALISA MEADOWS
SOUTH JORDAN, UTAH

PROJECT NO.
202147
DRAWING NO.

A1

WINDOW NOTES:
DIMENSION = WIDTH x HEIGHT
OH = HORIZONTAL SLIDER
OV = VERTICAL SLIDER
P = PANE ONLY WINDOW
PT = PANE TEMPERED GLASS

DOOR NOTES:
DIMENSION = WIDTH x HEIGHT
STANDARD 6-PANEL DOORS
S = STEEL
F = FIBERGLASS
DD = DOUBLE DOOR



UPPER FLOOR PLAN

11x17 SHEET SCALE 1/8"=1'-0"
24x36 SHEET SCALE 1/4"=1'-0"

2

UPPER FLOOR - 1220 SQ. FT.
MAIN LEVEL LIVING SPACE - 1220 SQ. FT.
BUILDING FOOTPRINT - 1638 SQ. FT.

ISSUED FOR
CONSTRUCTION

DRAWING ISSUE	DATE	BY
1		
2		
3		
4		

DRAWN BY	CHECKED BY
DATE	DATE
10/20/2021	



302 WEST CANNON CIR.
SARATOGA SPRINGS
PHONE (801) 343-6887

PROJECT NO.
202147
DRAWING NO.

LOWER FLOOR PLAN

A2



1432 Shoshone Ave.
Sandy, Utah 84092
Ph801-870-9000 Fax801-523-9505
talloyd84@gmail.com

February 8, 2023

To Whom it may Concern:

The exterior finishes of the accessory building proposed for 11229 S. Alisa Meadows will be consistent with the character of the surrounding area, with consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs").

Sincerely,

A handwritten signature in black ink that reads "Todd Lloyd". The signature is written in a cursive, flowing style.

Todd A. Lloyd
constractor



1432 Shoshone Ave.
Sandy, Utah 84092
Ph801-870-9000 Fax801-523-9505
talloyd84@gmail.com

February 8, 2023

To Whom it may Concern:

The Brimhall residence, located at 11229 S. Alisa Meadows has a full finished basement. The basement does not have a kitchen. There is one bathroom in the basement.

This basement has been used for the past 19 years as a preschool and will continue to operate as such for the foreseeable future.

Sincerely,

Todd Lloyd

Todd A. Lloyd
Contractor



Assessor

SLCo > Assessor > Parcel Search > [Parcel 27232530040000](#)

Parcel Details

Parcel Search form

This page shows the assessor's CAMA data, as it was, on May 22, 2022.

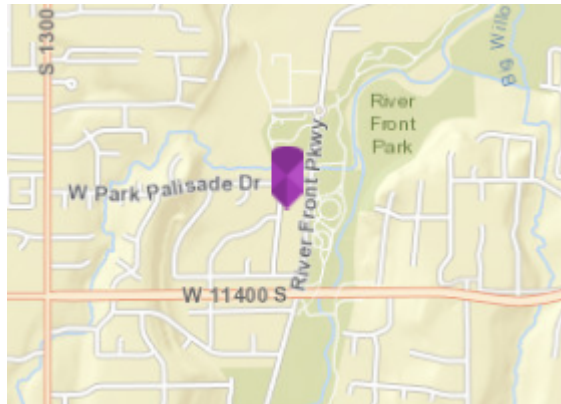
Parcel	27-23-253-004-0000
Owner	BRIMHALL, HEIDI L; JT ET AL
Address	11229 S ALISA MEADOW DR
Total Acreage	0.33
Above Grade sqft.	2037
Property Type	111 - SNGL FAM RES
Tax District	38
2022 Land Value	\$ 265,800

2022 Building Value

\$ 603,900

2022 Market Value

\$ 869,700



40.547284720
-111.918383700

Value History

		Land Value	Building Value	Market Value
2021	1	\$ 244,500	\$ 417,700	\$ 662,200
2020	1	\$ 225,400	\$ 375,700	\$ 601,100
2019	1	\$ 213,300	\$ 365,300	\$ 578,600
2018	1	\$ 213,300	\$ 332,400	\$ 545,700
2017	1	\$ 213,300	\$ 307,800	\$ 521,100

Land Record

27-23-253-004-0000

Record ID 1

Lot Use

RESIDENTIAL

Lot Type

PRIMARY-LOT

Land Class

Income Flag

Seasonal use

N

Influence Type

Influence Effect

Assmt. Class

RES-PRIMARY

Lot Depth

Acres

0.33

Zone	1114
Sewer	PUBLIC
Number Lots	1
Lot Shape	REGULAR
Lot Location	INTERIOR
Neighborhood	29
Nbhd Type	STATIC
Nbhd Effect	TYPICAL
Topography	LEVEL
Traffic	LIGHT
Traffic Influence	TYPICAL
Street type	TWO-WAY
Street Finish	PAVED
Curb Gutter	Y
Sidewalk	Y

Residence Record**27-23-253-004-0000**

Building Style	RN
Assessment Classification	P
Exterior Wall Type	STUCCO
Roofing	ASPHALT-SHNG
Central AC	YES-FA DUCT
Heating	PRIMRY-CNTRL
Owner Occupied	
Number of Stories	1.0
Total Rooms	12
Bedrooms	6
Full Baths	2
3/4 Baths	1
Half Baths	
Number of Kitchens	1

Finished Fire places	
Year Built	2000
Effective Year Built	2015
Interior Grade	GOOD
Exterior Grade	GOOD
Overall Grade	GOOD
Interior Condition	EXCELLENT
Exterior Condition	VERY-GOOD
Overall Condition	EXCELLENT
Visual Appeal	AVERAGE
Maintenance	MINIMUM
Conformity	EQUAL-IMPRVD
Livability	AVERAGE
Primary Kitchen Quality	STANDARD
Primary Bath Quality	MODERN
Percent Complete	100
Main Floor Area	2037
Upper Floor Area	
Finished Attic Area	
Above Ground Area	2037
Basement Area	2020
Finished Basement Area	2000
Finished Basement Grade	A
Carport Surface Area	
Attached Garage S. Area	952
Builtin Garage S. Area	
Basement Garage S. Area	
Above Grade Area + Basement Area: 4057	

Legal Description**27-23-253-004-0000**

LOT 602, PARKWAY PALISADES NO. 6 SUBDIVISION. 8342-0584 8382-0067
8790-2804 8804-7048 8909-4446 9092-0132 9092-0148 9150-6285,6291
9419-2775,2791 9824-1662 10209-7104



TTY

Accessibility

County Directory

Disclaimer

Privacy Statement

Employee Connect

Non Discrimination

GRAMA