

# SOUTH JORDAN CITY PLANNING COMMISSION

## STAFF REPORT

MEETING DATE: JANUARY 28, 2025

### FILE OVERVIEW

Item Name	GUESTHOUSE ADU TOTAL FLOOR AREA
Address	1099 W. Shields Lane
File Number	PLADU202400215
Applicant (s)	John R. Thibeault
Property Owner (s)	John R. Thibeault
Staff Contact	Andrew McDonald, AICP Planner II
Report Author(s)	Andrew McDonald
Submitted By	Andrew McDonald, Planner II

### PROPERTY OVERVIEW

Acreage	0.70		
Current Zoning	R-1.8 (Single-Family Residential, 1.8 Units per Acre)		
Recorded Subdivision	NO		
CCR's	Not Known *Private Civil matter to enforce between parties		
Adjacent Properties	Current Zone		Current Land Use
	North	R-1.8	Single-Family Residential
	East	R-1.8/ R-2.5	Single-family Residential
	South	R-1.8	Single-Family Residential
	West	R-2.5	Single-Family Residential

### ITEM SUMMARY

The applicant is proposing to convert an existing detached garage into a Guesthouse ADU. The application exceeds the maximum allowed floor area for Guesthouse ADUs. The applicant is requesting the Commission review and approve an exception to City Code.



- **October 30, 2024:** Required Building Permit application considered complete, and accepted for review. Building Review requires official construction documents prepared by professional and Utah licensed engineers. Planning Review requires an ADU permit approved by the Planning Commission.

## PLANNING COMMISSION ACTION

### Action Required:

The Planning Commission, in their opinion, shall determine if a larger Guesthouse ADU floor area is warranted.

### Reason for Decision:

The application has a larger Guesthouse ADU floor area than what is permitted in [§17.130.030.020.A \(2e\)](#) of City Code, which reads as follows:

*...The [total] floor space of a Guesthouse [ADU] 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 application is permitted a maximum floor area of 679.7 sf<sup>2</sup>. The applicant is requesting a total floor area of 912 sf<sup>2</sup>. This request exceeds the maximum by 12% (232.3 sf<sup>2</sup>), and would be 47% of the size of the primary dwellings' living space.

### Standard of Approval:

The Planning Department shall approve Internal ADU (IADU) or Guesthouse ADU applications if the application demonstrates compliance with the procedures, requirements, and standards of [§17.40](#) and [§17.130.030](#) of City Code unless final action must be determined by the Planning Commission. If, in the opinion of the Commission, a larger total floor area is warranted than the Commission shall approve the application. If the Commission determines that a larger total floor area is not warranted, than the application shall be denied.

### Motion Ready:

I motion to approve the ADU permit, File No. PLADU202400215, based on the findings and conclusions listed in this report.





## PUBLIC NOTICE

[City Code §17.04.60.A](#) requires notice of Public Meetings and Public Hearings to be posted on the [City Website](#) and the [Utah State Public Notice Website](#). [§17.04.060.B](#) requires public notice of public hearing items be provided to the owners of record for properties located within 300' (feet) of the subject property. A copy of the mailing notice, and a map of its recipients, has been attached in the supporting materials (Attachment I).

## STAFF FINDINGS

The existing detached garage will be fully converted into a Guesthouse ADU. The conversion will not violate the intent, purpose, and requirements for accessory buildings or the requirements for the underlying zone.

**Primary Dwelling:** Constructed in 1962, prior to the adoption of City Codes, Ordinances, and Regulations in roughly 1977 (Attachment F).

- **Overall Height:** 23 Feet
- **Total Footprint:** 1,784 sf<sup>2</sup>
- **Total Living Space:** 1,942 sf<sup>2</sup>
- **Exterior Finish:** Black asphalt shingles, red & white masonry brick, and beige white siding

**Existing Detached Garage:** Legally constructed in 1988 with a valid building permit and final inspection completed (Attachment G). The garage remains subordinate and incidental to the primary dwelling.

- **Overall Height:** 20-21 Feet
- **Total Footprint:** 576 sf<sup>2</sup> (24' x 24')
- **Roof Pitch:** 4:12 with Barn Style roof
- **Setbacks:** Exceed the minimum 10 Feet required
- **Windows:** Existing upper level windows more than 20 feet from property lines
- **Exterior Finish:** Black asphalt shingles with white siding similar to the primary dwelling. No exterior changes will occur other than to replace the existing garage door with a man door.
- **Utilities:** Existing water, electrical, gas, & mechanical

**Guesthouse ADU:** The guesthouse would be the only ADU on the property, and an ADU Affidavit has been completed, and recorded against the property, by the property owner (Attachment H). The applicant has also provided a statement to support their application (Attachment C).

- **Total Floor Area:** 912 sf<sup>2</sup>



- **Number of Levels:** Two levels. The main level (24' x 24') is 576 sf<sup>2</sup> and the second level (24' x 14') is 336 sf<sup>2</sup> (Attachment E).
- **Bedrooms:** One bedroom on upper level.
- **Windows & Doors:** 2 existing windows on the upper level with existing windows on main floor. No new windows are to be installed. There will be two man doors on the main level.
- **Utilities:** Requires new sewer line connection to primary dwellings' existing service

**Parking & Access:** Required on-site parking is provided and there is existing access from Shields Lane (Attachment D).

## CONCLUSION, RECOMMENDATION & ALTERNATIVES

### Conclusions:

The application is conformance with the requirements of [§17.40](#) and [§17.130.030](#) of City Code for Planning & Zoning.

### Recommendation:

Staff recommends that the Planning Commission approve the application subject to the findings and conclusions listed in the report.

### Alternatives:

1. Amend the motion for approval
2. Deny the application if the request is deemed unwarranted
3. Motion to table

## SUPPORTING MATERIALS

1. Attachment A: Location Map
2. Attachment B: Current Zoning Map
3. Attachment C: Letter from Applicant
4. Attachment D: Site Plan
5. Attachment E: Lower & Upper Level Floor Plan
6. Attachment F: Existing Home Pictures
7. Attachment G: Pictures of Existing Garage
8. Attachment H: Recorded ADU Affidavit
9. Attachment I: Public Mailing Notice
  - a. Map of Mailing Notice Recipients





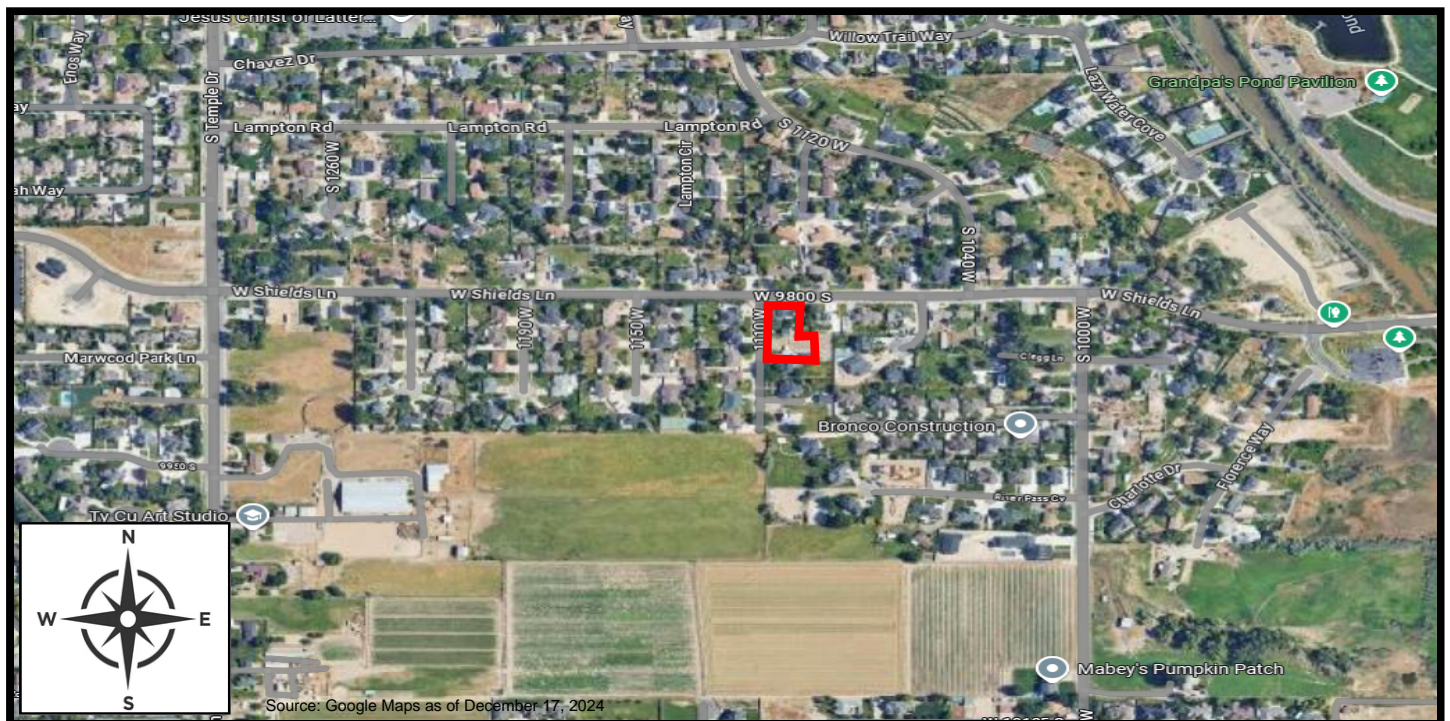
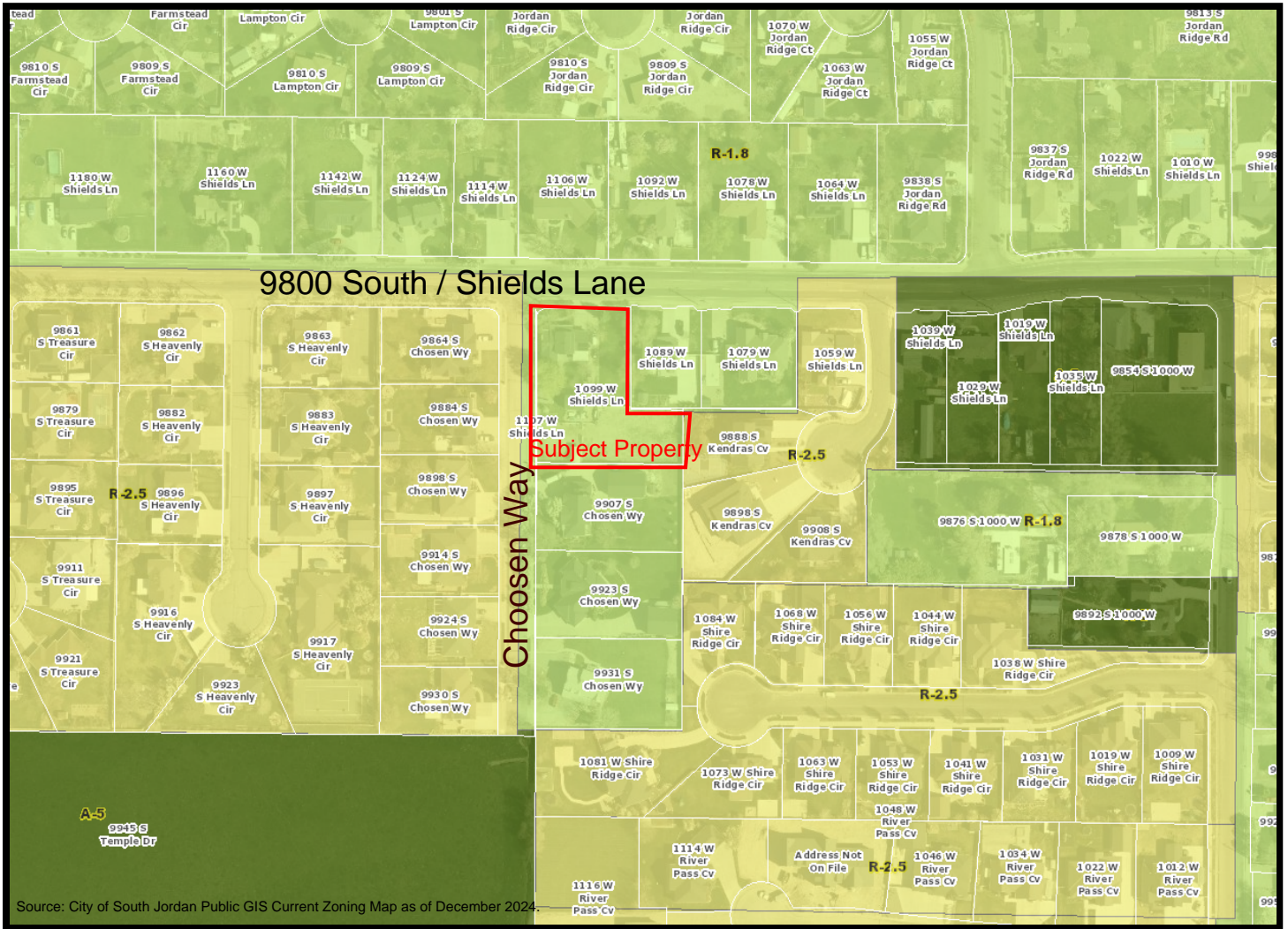
9810 S Farmstead Cir, 9809 S Farmstead Cir, 9810 S Lampton Cir, 9809 S Lampton Cir, 9810 S Jordan Ridge Cir, 9809 S Jordan Ridge Cir, 1063 W Jordan Ridge Ct, 1055 W Jordan Ridge Ct, 1180 W Shields Ln, 1160 W Shields Ln, 1142 W Shields Ln, 1124 W Shields Ln, 1114 W Shields Ln, 1106 W Shields Ln, 1092 W Shields Ln, 1078 W Shields Ln, 1064 W Shields Ln, 9838 S Jordan Ridge Rd, 9837 S Jordan Ridge Rd, 9800 South / Shields Lane, 9861 S Treasure Cir, 9862 S Heavenly Cir, 9863 S Heavenly Cir, 9864 S Chosen Wy, 9879 S Treasure Cir, 9882 S Heavenly Cir, 9883 S Heavenly Cir, 9884 S Chosen Wy, 9895 S Treasure Cir, 9896 S Heavenly Cir, 9897 S Heavenly Cir, 9898 S Chosen Wy, 9911 S Treasure Cir, 9916 S Heavenly Cir, 9917 S Heavenly Cir, 9914 S Chosen Wy, 9924 S Chosen Wy, 9928 S Treasure Cir, 9921 S Treasure Cir, 9923 S Heavenly Cir, 9930 S Chosen Wy, 1099 W Shields Ln (Subject Property), 1089 W Shields Ln, 1079 W Shields Ln, 1059 W Shields Ln, 1039 W Shields Ln, 1019 W Shields Ln, 1029 W Shields Ln, 1035 W Shields Ln, 9888 S Kendras Cv, 9898 S Kendras Cv, 9908 S Kendras Cv, 9876 S 1000 W, 9923 S Chosen Wy, 9907 S Chosen Wy, 9931 S Chosen Wy, 1084 W Shire Ridge Cir, 1068 W Shire Ridge Cir, 1056 W Shire Ridge Cir, 1044 W Shire Ridge Cir, 1038 W Shire Ridge Cir, 1081 W Shire Ridge Cir, 1073 W Shire Ridge Cir, 1063 W Shire Ridge Cir, 1053 W Shire Ridge Cir, 1041 W Shire Ridge Cir, 1031 W Shire Ridge Cir, 1048 W River Pass Cv, 9945 S

Source: City of South Jordan Public GIS Map as of December 2024.





# Attachment B: Current Zoning Map



# Attachment C: Letter from Applicant

The proposed ADU is an existing structure. It was built around 1992 before we purchased the property in 1995 and was approved by the City of South Jordan at the time. The purpose of the ADU is the simple fact that we want to help our daughter, her husband, and our grandchild with affordable housing. The future occupants of the ADU have been living with us in our home since July 1<sup>st</sup>. The biggest impact for the neighborhood, if any, is currently on my family since our home is overcrowded. The ADU approval will reduce overcrowding in our house and provide affordable housing for small family.

Our neighborhood has a variety of housing styles constructed over the course of many different years. In fact, when we purchased our home in 1995 there was a home that was built in the 1800s a few lots from our parcel. The character of the surrounding area has older homes, like ours, along with newer homes. Like I previously stated, the proposed ADU structure has existed for years in our neighborhood and no one has ever negatively commented on it. In fact, many people envy the size of our property and our barn (what we like to call the structure due to its roof shape) that exists on the parcel. Again, an ADU will not affect the character of the neighborhood because the existing barn has been there for longer than most of our neighbors have been. So, whether or not it is used for storage or as an ADU the structure will same.

Several items asked for by the City for the ADU permit such as the site plan, barn height, dimensions, property lines, square footage, setbacks, streets, etc. have remained the same since the barn was originally built and will not change.

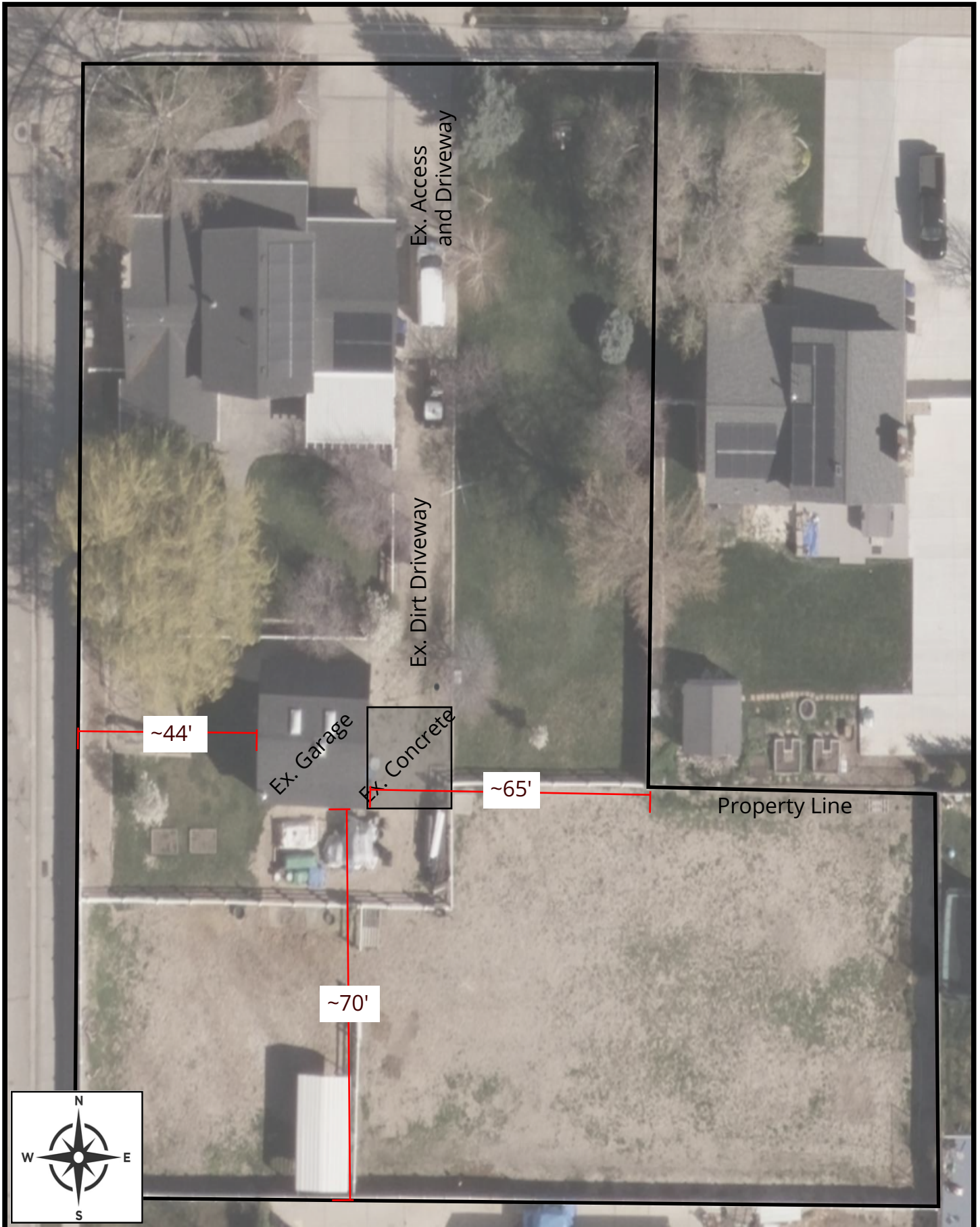
The ADU permit will add a full bathroom and full kitchen inside. The only exterior change will be a new entry door to replace the garage door and a concrete driveway. Heat, power, water, gas, insulation, sheetrock, and carpet already exist. A full concrete driveway, to replace the dirt driveway currently there, and the new entry door will enhance the look for both us and our neighbors, as well as the value of our property.

The request for the ADU and an additional 12% of living space in the ADU is because this is the best use of an existing structure. It is also the best use of our financial resources. An addition to our home is not possible because of property available adjacent to our home and the much higher costs involved in new construction. Clearly if a new construction addition were possible, that would have a greater impact on the surrounding area and the neighborhood than an interior modified existing structure. The concern of how 12% additional square footage in the ADU may affect the surrounding area or neighborhood will be non-existent. As already stated whether the structure is used for storage or as an ADU the structure already exists. The additional vehicles are easily handled by the side driveway. Therefore, no parking issues. Most of the improvements are on the interior of the ADU. The proposed ADU has two levels, all square footage is needed to accommodate a living/kitchen area down and a bedroom/bathroom area up. All four areas can't be on one level or the other. Please approve the ADU so we may move forward with the ADU.

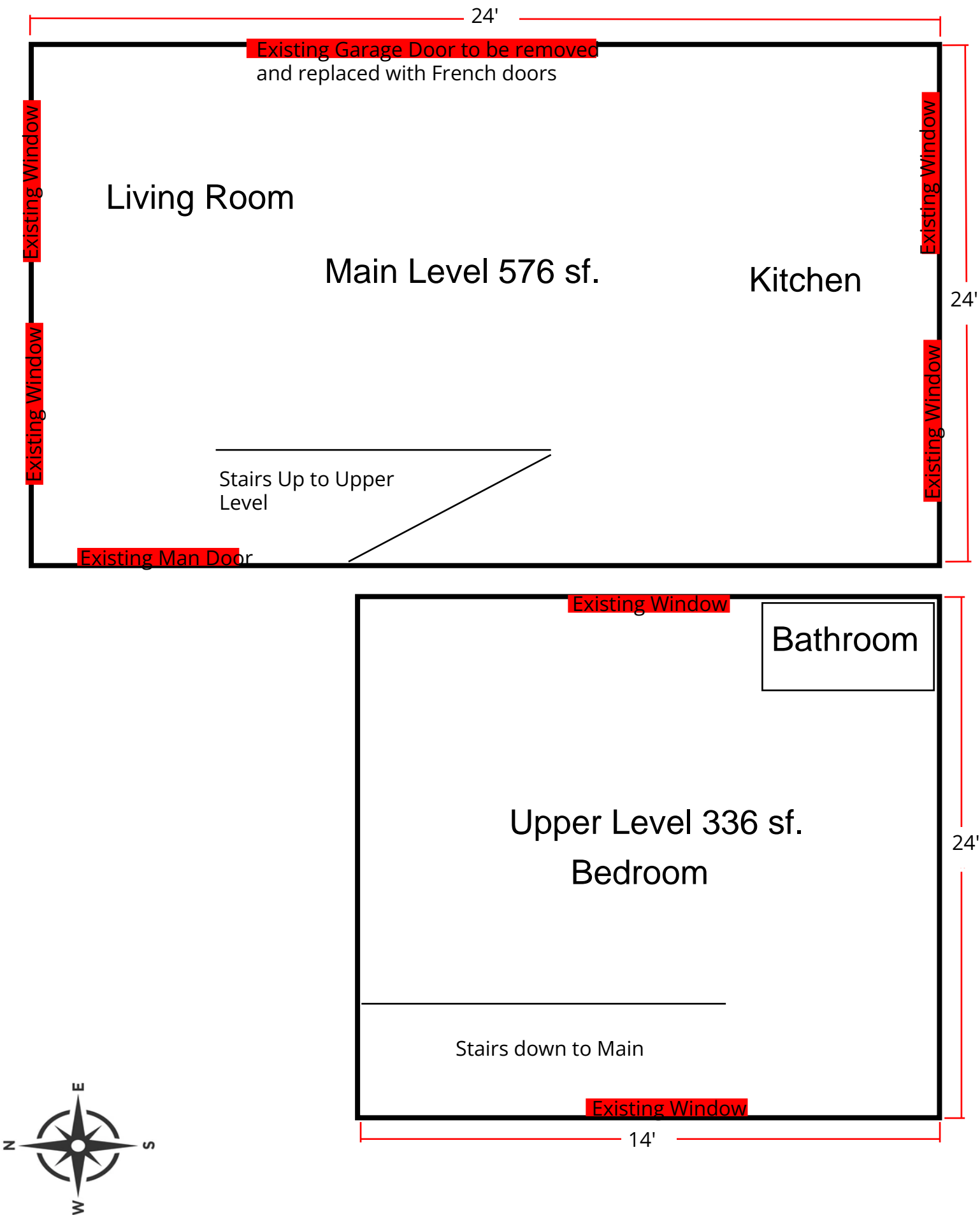
Thank you.



# Attachment D: Site Plan



# Attachment E: Lower & Upper Floor Plans





# Attachment F: Existing Home 1099 W. Shields Lane



Shields Lane West Bound



West Elevation from Chosen Way

Shields Lane Street View





# Attachment G: Existing Detached Garage Elevations



# Attachment H: Recorded ADU Affidavit

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

14310726 B: 11530 P: 9428 Total Pages: 2  
11/07/2024 09:24 AM By: zjorgensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH JORDAN  
1600 W TOWNE CENTER DRIVE SOUTH JORDAN, UT 84095



## Accessory Dwelling Unit Affidavit

John R. Thibeault is the landowner of record of real property (the "subject property") located at 1099 Shields Lane 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 30 day of October, 2024

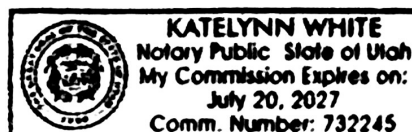
State of Utah )

)ss

County of Salt Lake )

On the 30 day of October, 2024, personally appeared before me John Thibeault the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

Katelynn White  
NOTARY PUBLIC  
Residing in Salt Lake County, Utah





# Attachment I: Public Mailing Notice

Kathie L. Johnson, *Council Member*  
Donald J. Shelton, *Council Member*  
Tamara Zander, *Council Member*  
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## **NOTICE OF PUBLIC HEARING**

January 17, 2025

Dear Recipient:

John R. Thibeault has filed an application (File #**PLADU202400215**) for property located at **1099 W. Shields Lane.** The applicant is requesting that the South Jordan City Planning Commission review an accessory dwelling unit (ADU) as listed in City Code §17.130.030.020.A2e.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday January 28, 2025** in the South Jordan City Council Chambers (Basement of City Hall; 1600 W. Towne Center Drive). All interested parties are invited to attend. The published agenda and supporting information packet can be accessed online at [<https://www.sjc.utah.gov/254/Planning-Commission>] **by 12:00 p.m. on January 24, 2025.**

Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon an individual's internet connection, not the City. Virtual attendance does not permit participation in the public hearing. In-person attendance is required for participation in the public hearing.

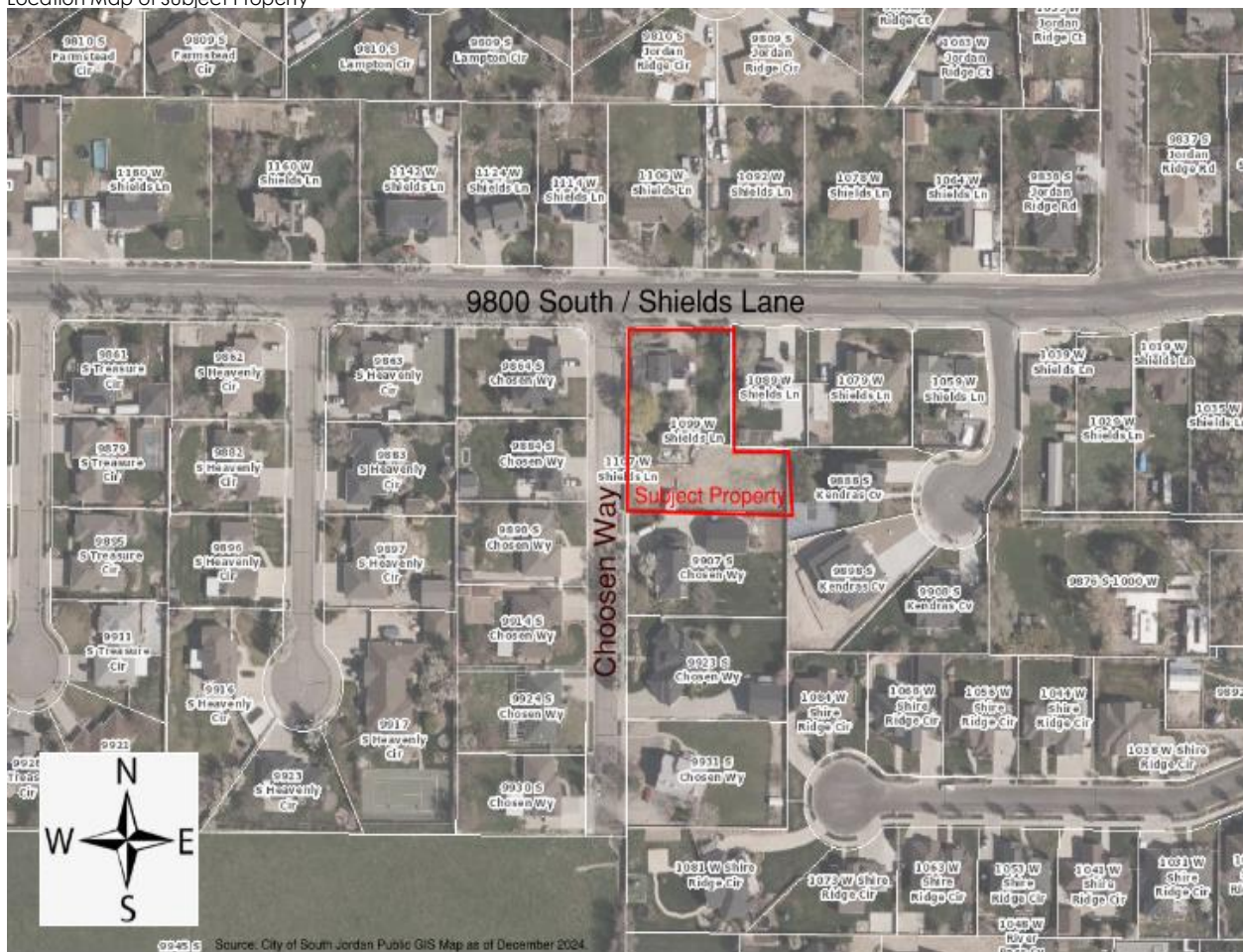
Public comments and concerns may be submitted in writing in-person, by mail, or by emailing Andrew McDonald at [amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov), **by 12:00 p.m. on January 28, 2024.** This ensures that any comments received can be reviewed by City Staff and the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There**

**is a 10 MB file size limit on emails received.** New comments may also be given, and added to the record, during the item's public hearing portion of the meeting.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-HELP** during regular business hours or by contacting the email provided.

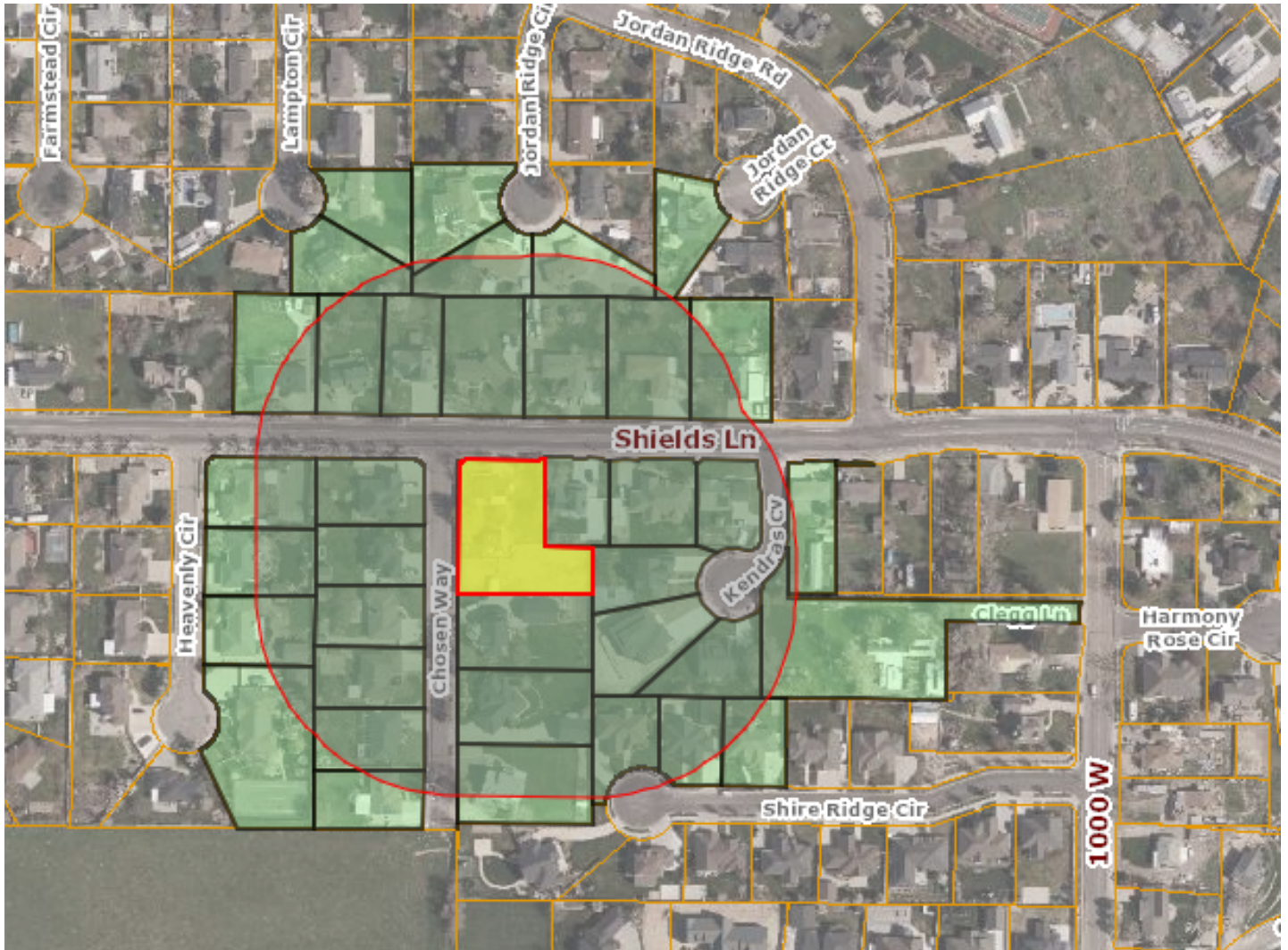
Respectfully,  
Andrew McDonald, AICP  
Planner II, Planning Department

Location Map of Subject Property



# Map of Public Notice Recipients

Subject Property in Yellow  
Green Properties are within 300'



\*Labels generated using South Jordan City GIS software and Salt lake County Property ownerships Records