

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: May 25, 2025

FILE OVERVIEW

Item Name	GUESTHOUSE ACCESSORY DWELLING UNIT (ADU): MAXIMUM TOTAL FLOOR AREA
Address	11210 S. Brooke N Lance Lane
File Number	PLADU202500099
Applicant (s)	Bryan Weaver
Property Owner (s)	Bryan Weaver; Alana Weaver
Staff Contact	Andrew McDonald, AICP Planner II

PROPERTY OVERVIEW

Acreage	1.11 (48,351.6 sf ²)
Current Zoning	R-1.8 (Single-Family Residential, 1.8 Units per Acre)
Recorded Subdivision	LKC Development, Lot 206
Surrounding Properties	(R-1.8) Single-Family Detached Housing

ITEM SUMMARY

The Applicant is proposing to construct a Guesthouse ADU (Attachment C). The application exceeds the maximum floor area restriction for Guesthouse ADUs. The applicant is requesting the Commission review and determine that the greater amount of floor area being proposed is warranted.

PLANNING COMMISSION ACTION

The application complies with all City Code requirements for the underlying R-1.8 Zone and the ADU Floating Zone, with the exception of the Guesthouse ADUs proposed floor area. The application has a larger floor area than what is permitted in City Code [§ 17.130.030.020.A \(2e\)](#). City Code requires that final action be taken by the Planning Commission when the total floor area exceeds either 35% of the primary dwelling's total living space or 1,500 sf² (whichever is the lesser value).



Standard of Review:

- **Approve:** The Planning Commission, in their opinion, finds the request for a larger floor area warranted.
- **Deny:** The Planning Commission, in their opinion, finds the request for a larger floor area not warranted.

It is in the full discretion of the Planning Commission to determine their opinion based on Staff's report and presentation, Applicant and Public Hearing comment, and the Commission's discussion.

Motion Ready:

I motion to approve the ADU permit, File No. PLADU202500099, based on the findings and conclusions listed in the Staff report.

STAFF FINDINGS

Subject Property: Buildings and structures shall not cover more than 40% of the total property size. This includes the footprint of the primary dwelling and any accessory buildings or structures erected on the property.

- **Maximum 40% Building Coverage:** $\approx 19,340 \text{ sf}^2$
- **Existing Building Coverage:** 7% ($\approx 3,165 \text{ sf}^2$)

Accessory buildings on this property are permitted to have a building footprint that is equal to or less than the footprint of the primary dwelling. The total floor area of Guesthouse ADUs on this property cannot exceed 35% of the primary dwelling's total living space ($\approx 1,092 \text{ sf}^2$). The Planning Commission would not be required to review any proposed floor area less than or equal to $1,092 \text{ sf}^2$. A guesthouse ADU of this size would be 38% the size of the primary dwelling's overall footprint ($2,865 \text{ sf}^2$).

- **New Building Coverage w/ $1,092 \text{ sf}^2$ ADU:** 9% ($\approx 4,257 \text{ sf}^2$)
- **Building Coverage Increase:** 2%

Existing Primary Dwelling: Originally constructed in 1991 with a garage addition constructed in 2005 (Attachment D).

- **Overall Height:** $\approx 23'6''$
- **Total Footprint:** $\approx 2,865 \text{ sf}^2$
- **Number of Levels (Above Grade):** 2
- **Total Living Space:** $\approx 3,120 \text{ sf}^2$
- **Exterior Finish:** light-brown asphalt shingles, red-brown masonry brick, and white accent features



Proposed Guesthouse ADU: The Applicant proposes a floor area of 1,494 sf² (Attachment C). This exceeds the 35% maximum by 13% (402 sf²), and would be 48% of the size of the primary dwellings' living space. The overall building size would be 52% the size of the primary dwelling's overall footprint (2,865 sf²). This is not uncommon to see in the older areas of the City. Often large properties with small home footprints, such as this property, are the applications that require review by the Planning Commission for larger guesthouse ADUs that are otherwise approved by Staff.

- **New Building Coverage w/ Proposed 1,494 sf² ADU:** 10% (\approx 4,659 sf²)
- **Building Coverage Increase:** 3%
- **Overall Height:** \approx 20'
- **Total Building Footprint Size:** \approx 1, 494 sf²
- **Total ADU Floor Area:** \approx 1,494 sf²
- **Number of Levels (Above Grade):** 1 level with vaulted ceilings
- **Bedrooms:** 2
- **Exterior Appearance:** Attachment C includes images of the existing home's exterior appearance. The Applicant intends to use these materials for the architectural compatibility of the ADU.
- **Parking & Access:** Required on-site parking is provided. Parking for the ADU shall be accessed from the existing driveway to the primary dwelling (Attachment B).
- **Setbacks:** Exceeds the minimum (10') to property lines (Attachment B).

CONCLUSION, RECOMMENDATION & ALTERNATIVES

Conclusion:

The application complies with City Code [§ 17.40](#) and [§ 17.130.030](#). The proposed use is consistent with the surrounding residential neighborhood land uses, and creates a diverse housing option supported by the General Plan. Staff cannot identify reasonable detrimental effects that would be caused from approval of this application.

Recommendation:

Staff recommends that the Planning Commission approve the application as proposed.

Alternative Motions:

1. Motion to approve an amended application
2. Motion to deny the application
3. Motion to table



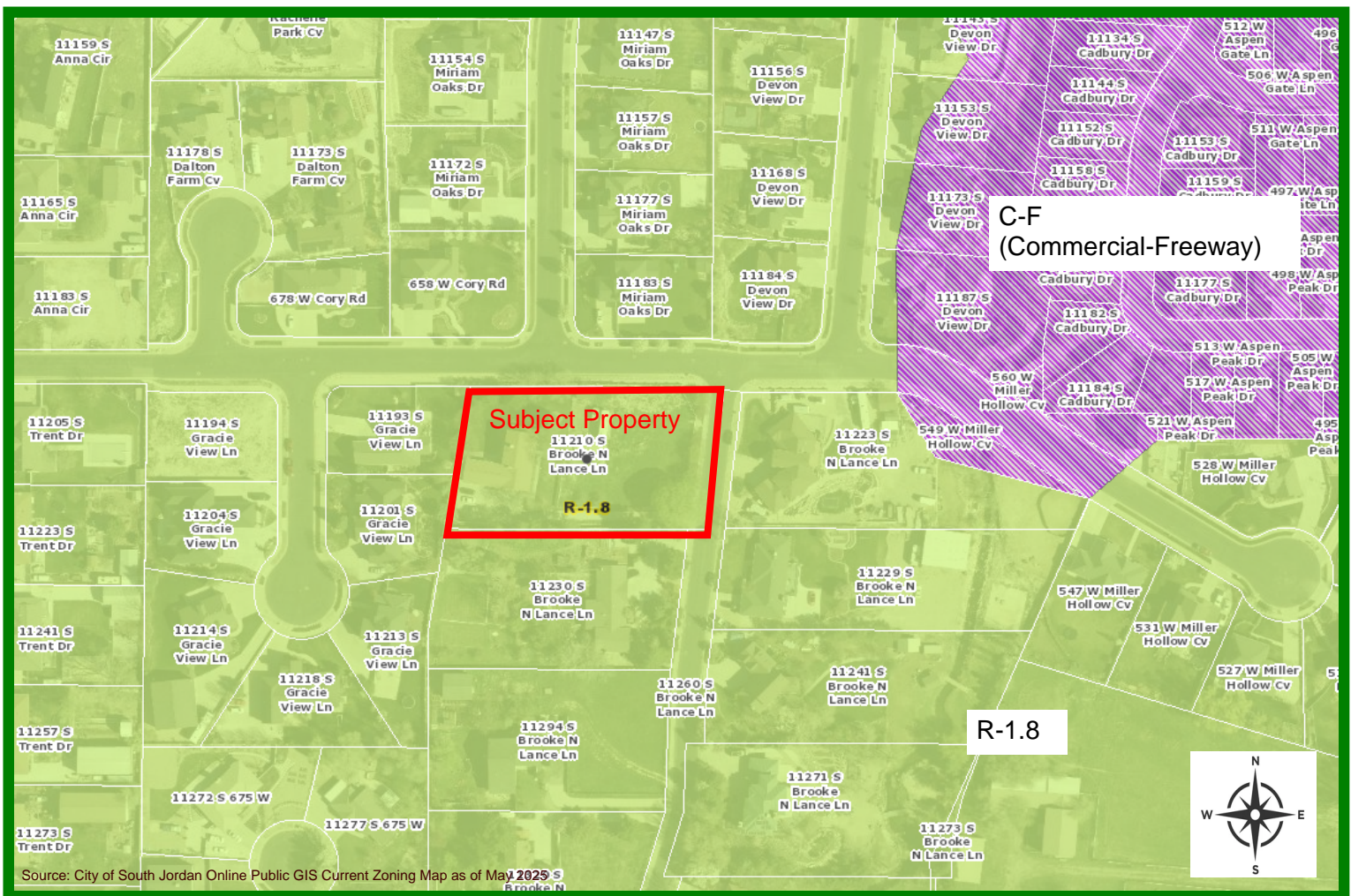
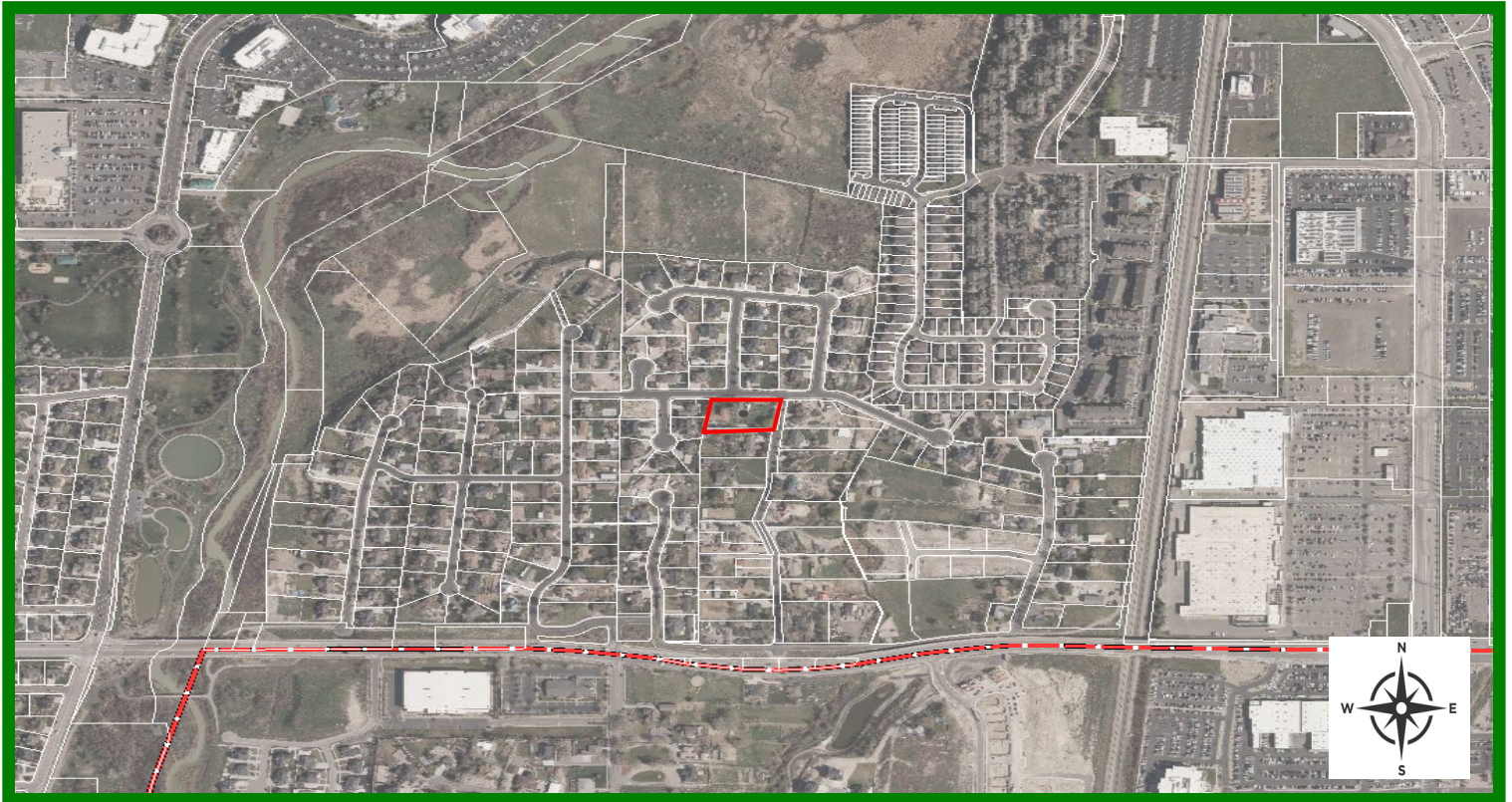
SUPPORTING MATERIALS

1. Attachment A: Location & Current Zoning Map
2. Attachment B: Site Plan
3. Attachment C: Proposed Guesthouse ADU
4. Attachment D: Existing Home



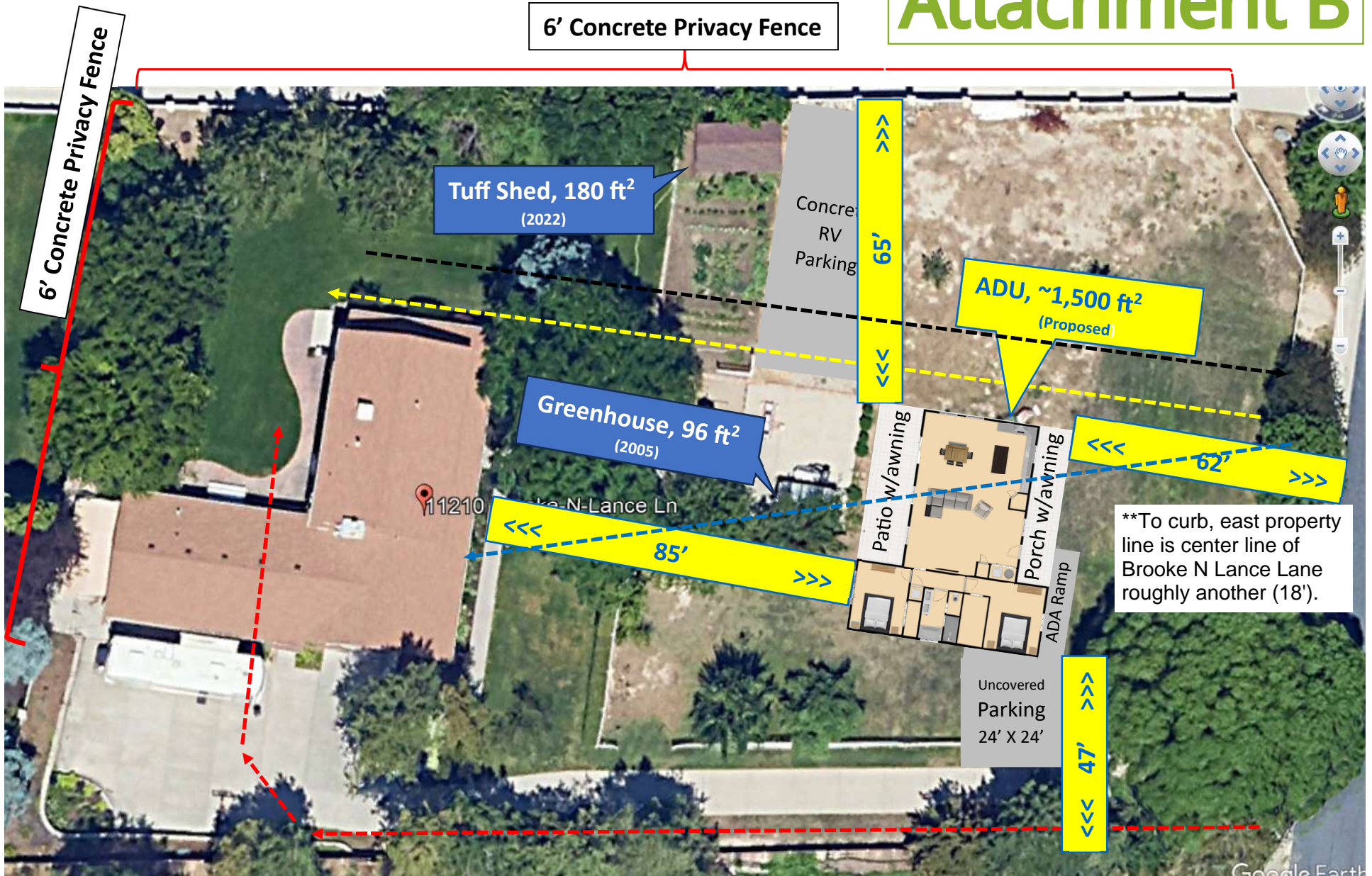
Attachment A

Location & Current Zoning Map



Attachment B

6' Concrete Privacy Fence



Utilities:
Sewer, Gas, Water, Electric

6' Vinyl Privacy Fence

Site Plan: 11210 South Brook N Lance
South Jordan, Utah



1: South East Corner looking NW

Rough location of
driveway for new
guesthouse ADU
parking

Rough location of
new guesthouse
ADU, screened from
view of road by
existing mature trees
along Brooke N
Lance Lane



2: View from Mirriam Oaks Drive looking South.



3: South central of lot, looking NE

Rough area of Guesthouse ADU location

Proposed Guesthouse ADU

**Concept of Guest house design and floor plan layout with changes made to appearance to match the appearance of the existing home shown below.



The **red line** shows a rough idea of where the (20') overall height Guesthouse ADU would compare to the (23'6") overall height existing home.



Floor Plan: Footprint = 1,494 sf; 2 Bedrooms & 1 Bathroom

New Coverage w/ Proposed ADU: 10%
(4,659 sf²)

Building Coverage Increase: 3%

Exceeds Maximum: Exceeds the
maximum 35% allowed by 13% (402 sf²)
and is 52% the size of the primary
dwelling's living space.

Overall ADU Height: (20')

Total ADU Footprint: 1,494 sf²

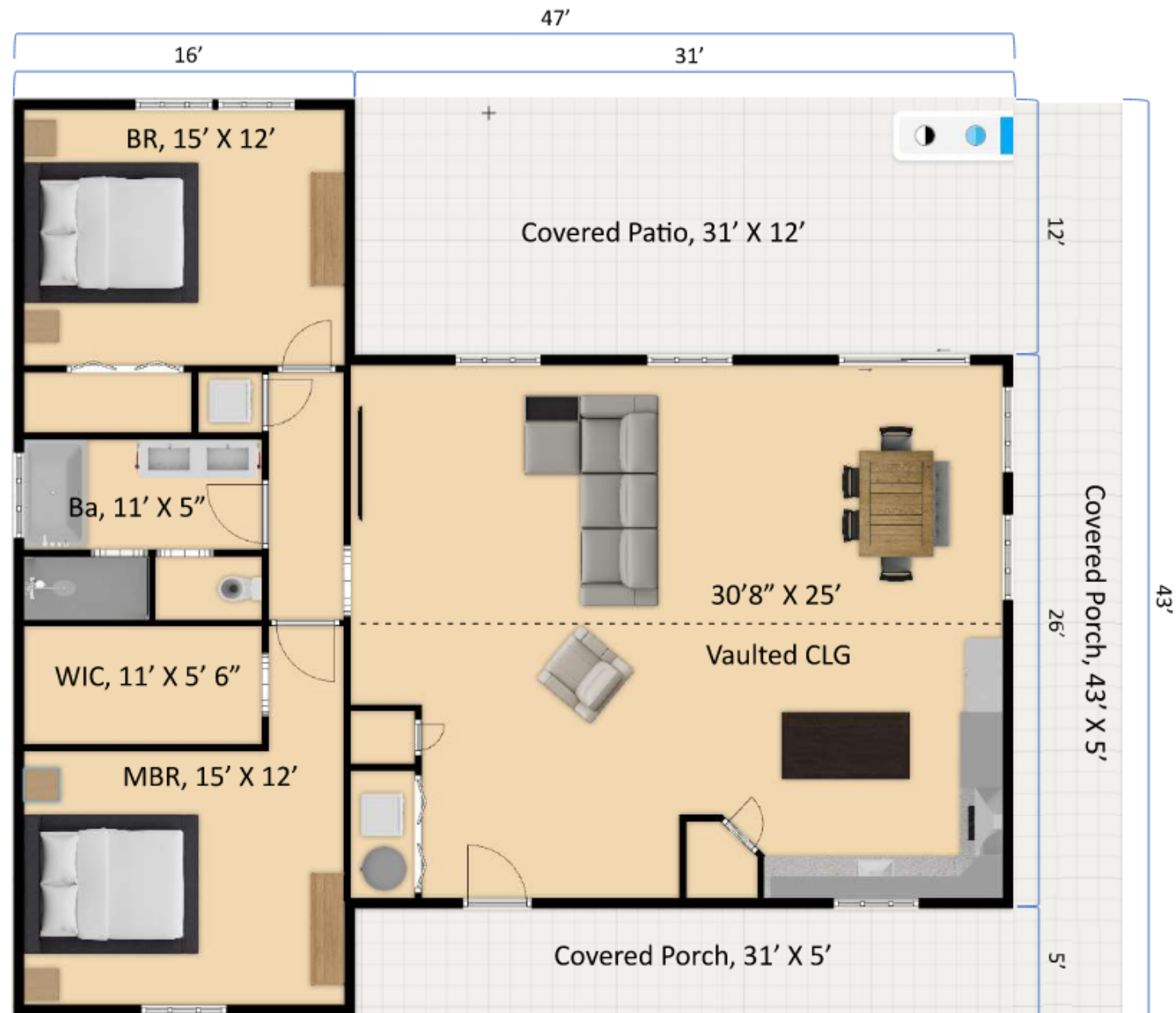
Total ADU Floor area: 1,494 sf²

Number of Levels (Above Grade): 1 with
vaulted ceilings

Bedrooms: 2

Parking & Access: Provided (Attachment
B)

Setbacks: Exceed (10') minimum
(Attachment B)

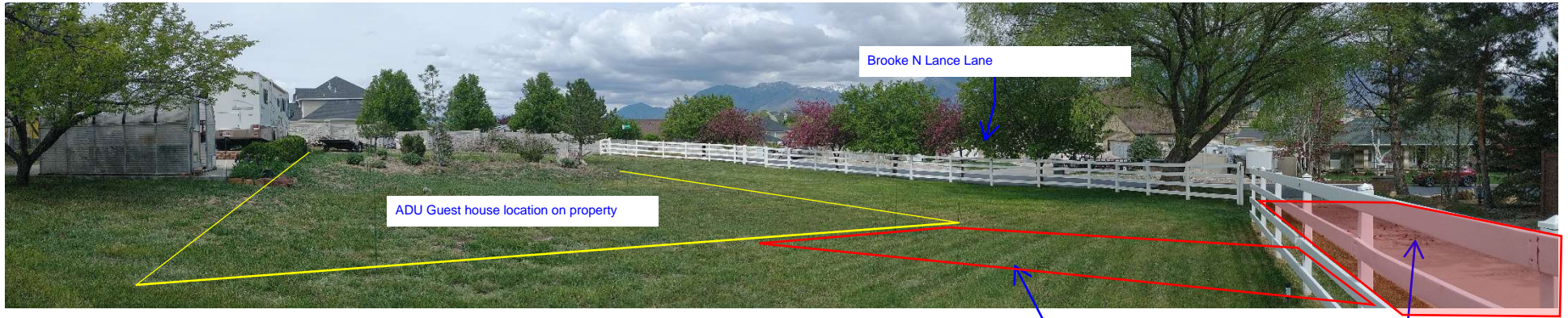




1: South East Corner looking NW



2: View from Mirriam Oaks Drive looking South.



3: South central of lot, looking NE

Primary Residence

11210 South Brook N Lance, South Jordan, Utah

Footprints (including garages, excluding
porches and patios)

Footprint
Primary Residence, 2,840 ft²

ADU, Plan 1, 494 ft²

Total Property, 1.11 Acres or 48,351.6 ft²

Covered Porch

26'

**Primary Dwelling
(1991)**

26' X 40'

3-Floors

3,120 ft²

35% = 1,092 ft²

Covered Porch

40'

64' 2"

**Garage
(2009)**

24 X 42

42' 1"

**Garage
(1991)**

24 X 33

33' 3"

73' 4"

24' 2"





Existing Home: Front/East Elevation Facing Brooke N Lance Lane



Existing Home: Side/South Elevation