

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 28, 2026

FILE OVERVIEW

Item Name	Weller Detached Accessory Building - Conditional Use Permit
Address	10672 S Bison Creek Cv.
File Number	PLCUP202500164
Applicant	Mark Watson, NorthFace Construction, Inc.
Property Owner	Chad J. Weller, Myrna Weller
Staff Author	Damir Drozdek
City Engineer	N/A
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	0.49 acres
Recorded Subdivision	Bison Ridge
Current Zone	R-1.8 (Single-Family Residential, 1.8 lots per acre)
Current Land Use	SN (Stable Neighborhood)
Property to the North	R-1.8, Single-Family Residence
Property to the East	R-1.8, Bison Creek Cv.
Property to the South	R-1.8, Single-Family Residence
Property to the West	R-1.8, Single-Family Residence

ITEM SUMMARY

The applicant proposes a detached, two-story pool house and storage building on the west end of the property. Staff recommends approval.

TIMELINE

- On August 7, 2025, the applicant submitted a complete conditional use permit application to Staff for review. The application was reviewed a total of five times to address all Planning staff comments.

REPORT ANALYSIS

Application Summary:

The applicant proposes to construct a detached accessory building on the property located at 10672 S. Bison Creek Cove. The building will be situated at the west end of the property within the rear yard. It is approximately 11 feet from the north property line and, according to the building designer, about 14 feet from the west property line. The structure is set significantly farther from the south property line.

The proposed structure is a two-story building intended primarily as a pool house, weight room, and storage area. The main floor consists largely of an open storage/lounge area, along with a kitchenette, bathroom, and laundry room. Staff expressed concern that the inclusion of a kitchen and bathroom could create an accessory dwelling unit (ADU); however, the applicant has indicated that the space will be used only as a pool house and for family gatherings. The second floor is an open area proposed for use as a weight room.

Architectural Standards for Accessory Buildings

City Code §17.40.020: I.3. states that accessory buildings may not exceed the following standards unless approved by the Planning Commission through a conditional use permit:

- Accessory buildings may not be taller than the main building;
- In the R-1.8 Zone, the footprint of an accessory building may not exceed that of the main building;
- No second-floor openings (windows or doors) are allowed within 20 feet of a property line; and
- The average wall height may not exceed 16 feet above grade.

The proposed building complies with all of the above standards except for the wall height requirement, as discussed below:

- According to the applicant, the main dwelling reaches approximately 30 feet in height (measured from the street), while the proposed accessory building peaks at about 21 feet.
- The main dwelling footprint exceeds 5,000 square feet, whereas the proposed accessory building is approximately 1,700 square feet.

- The submitted drawings do not show windows on the north or west sides of the building. Windows are shown on the south side within 20 feet of the west property line (approximately 18 feet away). When given the option to seek Planning Commission approval for these second-story windows, the building designer indicated they will revise the plans to comply with code requirements.
- The proposed building includes walls approximately 19 feet in height along the north and west elevations. As a mitigating factor, the adjacent properties in these locations sit at a higher elevation than the subject property, which reduces the visual and physical impact of the increased wall height. Additionally, the applicant noted that the property to the north includes a two-story detached accessory building.

FINDINGS AND RECOMMENDATION

Findings:

- City Code states that the average wall height may not exceed 16 feet unless a greater height is approved by the Planning Commission through a conditional use permit (§17.40.020: 1.3.c.). The rear portion of the building exceeds this limit, reaching approximately 19 feet.
- The rear portion of the subject property appears to be at a lower elevation than adjacent properties, particularly those to the north and west that are closest to the proposed building, which helps lessen the impact of the increased wall height.
- Therefore, staff has not identified any detrimental impacts associated with the proposed building.

Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.18.050](#).

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:

Planning Commission Review and Action (§17.18.050. F.):

1. 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.
2. 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.

Motion Ready:

I move that the Planning Commission approve:

1. File PLCUP202500164, Weller Detached Accessory Building, based on the findings in the staff report, with the following condition: The building plans shall be revised to comply with window setback requirements.

Alternatives:

1. Approval with other or no conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

- | | |
|---|--------------------------------------|
| 1. Attachment A, Location Map | 5. Attachment E, Floor Plans |
| 2. Attachment B, Zoning Map | 6. Attachment F, Applicant's Letter |
| 3. Attachment C, Site Plan | 7. Attachment G, Existing Conditions |
| 4. Attachment D, Building Elevations
and Rendering | Photos |

Attachment C

Weller CUP

Site Plan



1 SITE PLAN
AS101 1" = 10'-0"

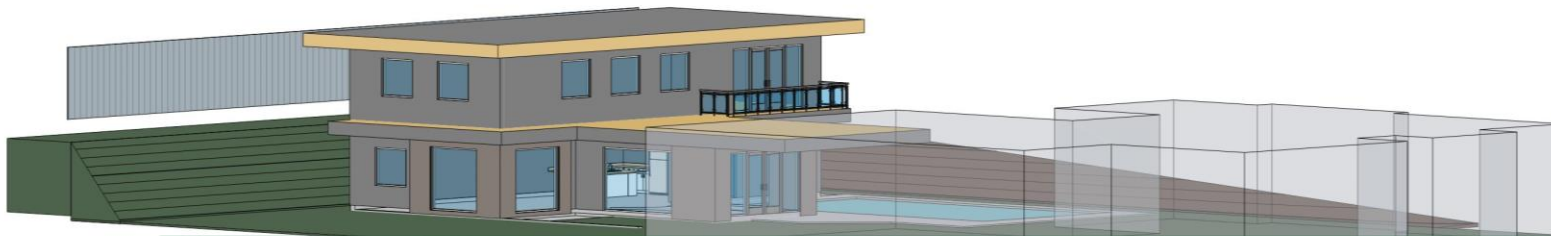


Image Description: An architectural board showing a residential project. Top: A site plan over an aerial photo. It outlines the existing house, a new two-story addition, a pool with a deck, and an area where a sports court will be removed. Property lines, fencing, and a curved street with a driveway are visible. Bottom: A 3D rendering of a modern two-story detached accessory building with flat roofs, large windows, a balcony, and a backyard pool.

Attachment D
Weller CUP
Building Rendering



Image Description: A modern single-story home at dusk with large windows and warm interior lighting. In front, a landscaped yard has raised beds, steps, and soft accent lighting leading to a patio with outdoor seating.

Attachment E

Weller CUP Floor Plans

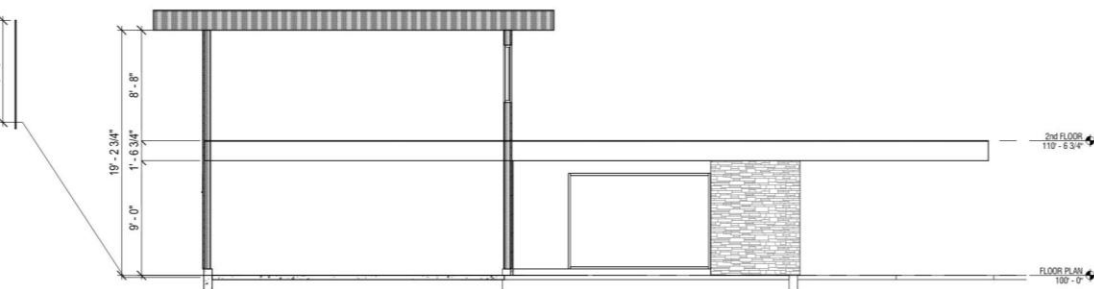
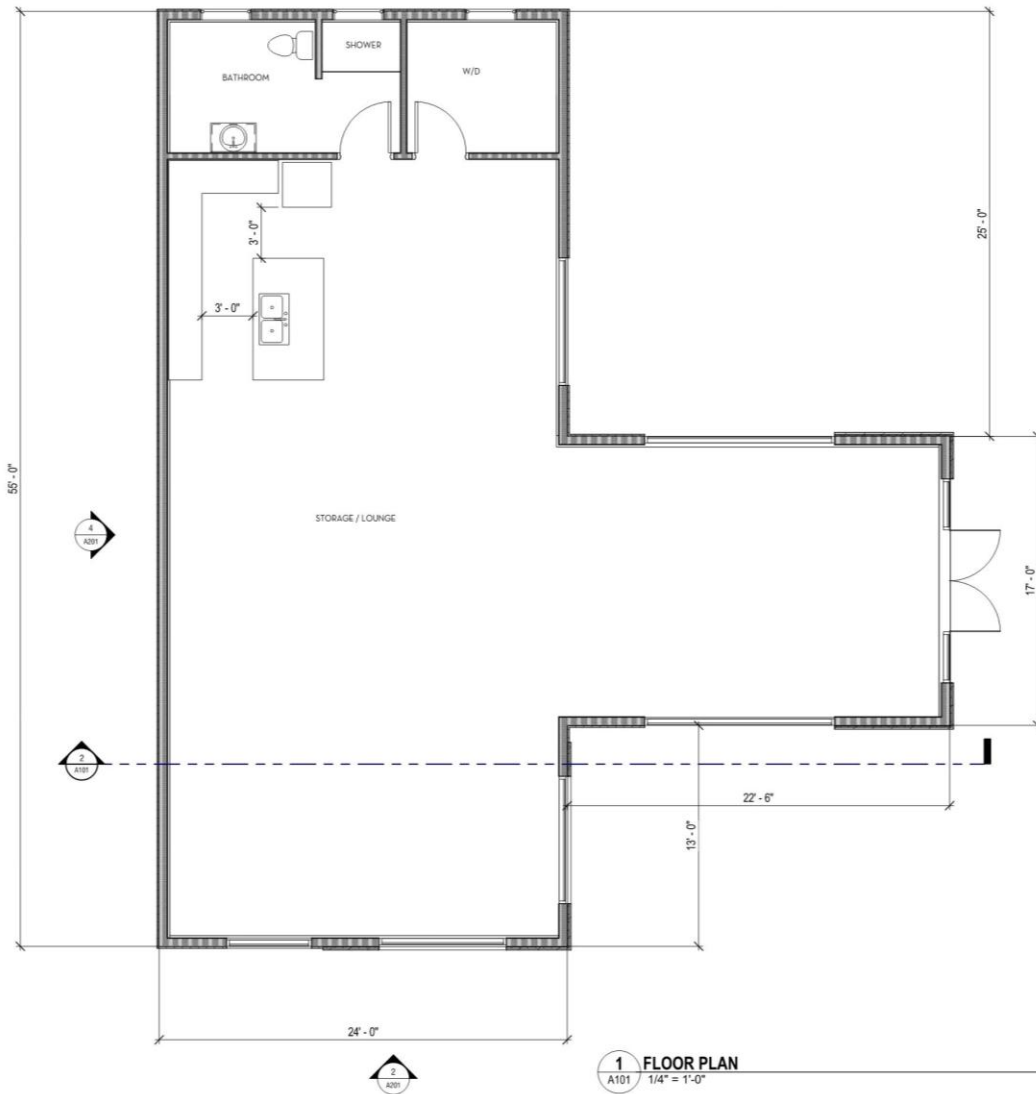
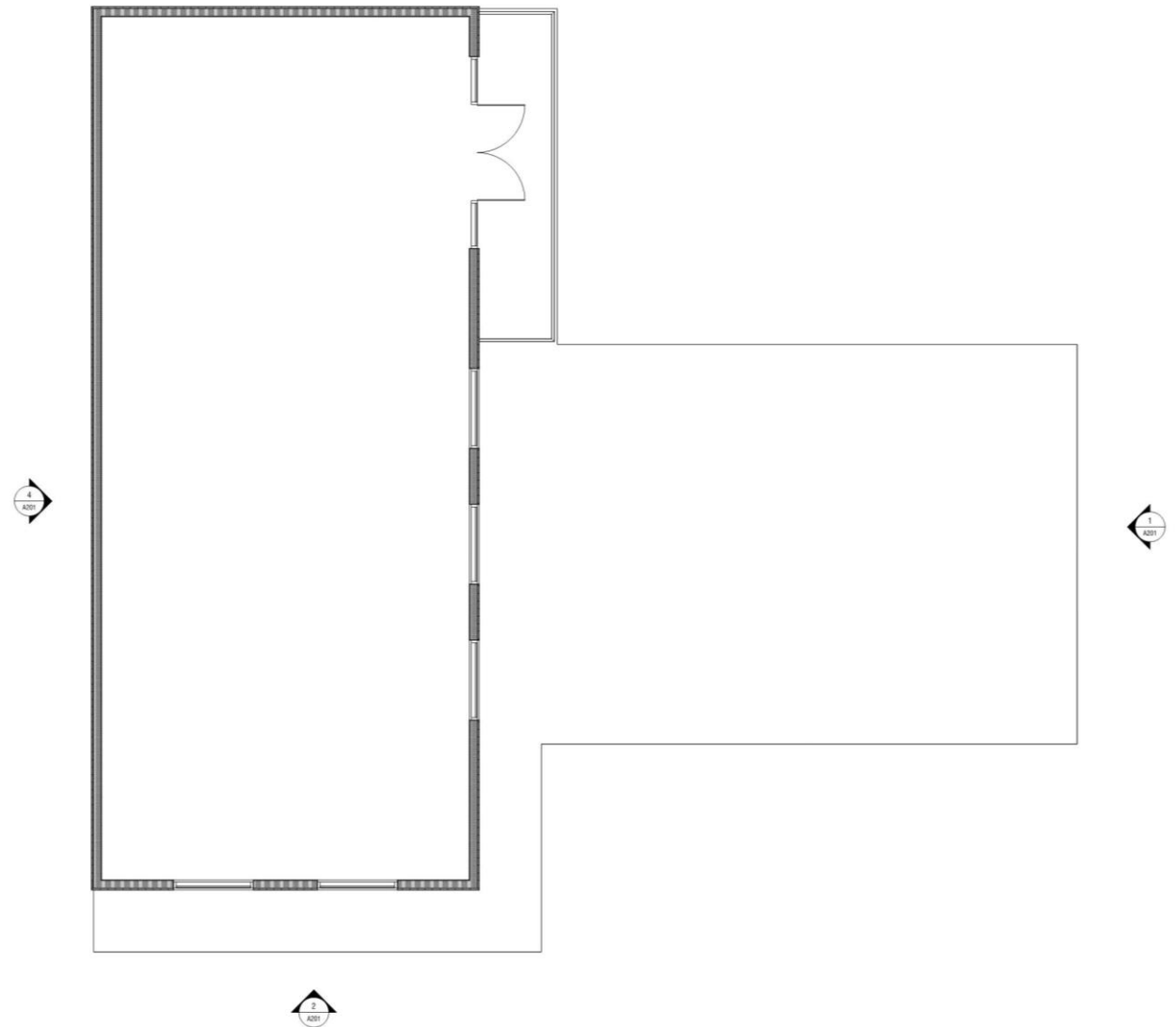


Image Description: An architectural drawing showing a floor plan and a side section. The plan features an L-shaped building with a large "storage/lounge" area, a small kitchen, and a bathroom, shower, and laundry room. A section view below shows the building's structure and height.

Attachment E

Weller CUP Floor Plans



1 SECOND FLOOR PLAN
A102 1/4" = 1'-0"

Image Description: A black-and-white architectural drawing of a second floor plan. It shows a mostly open, rectangular upper level connected to an L-shaped area on the right, with a door at the top. The right side includes an open roof or lower-level outline below.



Exhibit F – Applicant’s Letter



To Whom It May Concern,

03/18/2026

This letter is submitted regarding the Weller Conditional Use Permit (CUP), Reference No. PLCUP202500164.

We believe an on-site meeting in the backyard of Chad and Myrna Weller would provide the most accurate and complete understanding of the project’s intent and visual impact. Such a visit would allow staff to clearly observe the elevation differences between the Weller property and the surrounding lots, as well as the scale and visibility of neighboring structures. From the street, the accessory buildings on adjacent properties are plainly visible, while the proposed structure on the Weller property would not be visible from the public roadway. We feel this distinction strongly supports approval of the project.

This letter is provided in response to the City’s planning review comments dated November 6, 2025, specifically notes 3 and 5. Comment 5 references the need for a Conditional Use Permit, while comment 3 indicates that an ADU permit may be required due to the inclusion of a restroom and kitchen. Our design does not include a range, which is typically considered a defining feature of a kitchen. If the City ultimately determines that an ADU application is required, we would evaluate the need to revise the plans accordingly. Our intent has always been for the lower level to function as a pool house and the upper level as a weight room.

The Weller family comes from large extended families, and it is possible that they may occasionally host family gatherings. The proposed structure would provide an appropriate and functional space for such events.

We have included an updated architectural rendering reflecting recent design revisions. For context, the northern neighbor’s existing structure measures 71 feet by 35 feet, with two stories and a footprint of 2,485 square feet. In comparison, our proposed structure has a primary footprint of 1,320 square feet. The addition of a single-story room increases the total footprint to 1,672 square feet—still substantially smaller than the neighboring structure. We have also selected a flat roof design to reduce the overall height.

We appreciate your time and consideration and welcome the opportunity to meet onsite to address any remaining questions and ensure full clarity moving forward.

Respectfully,
Mark Watson



President/Owner

tw/03/18/2026

Attachment G

Weller CUP

Existing Conditions

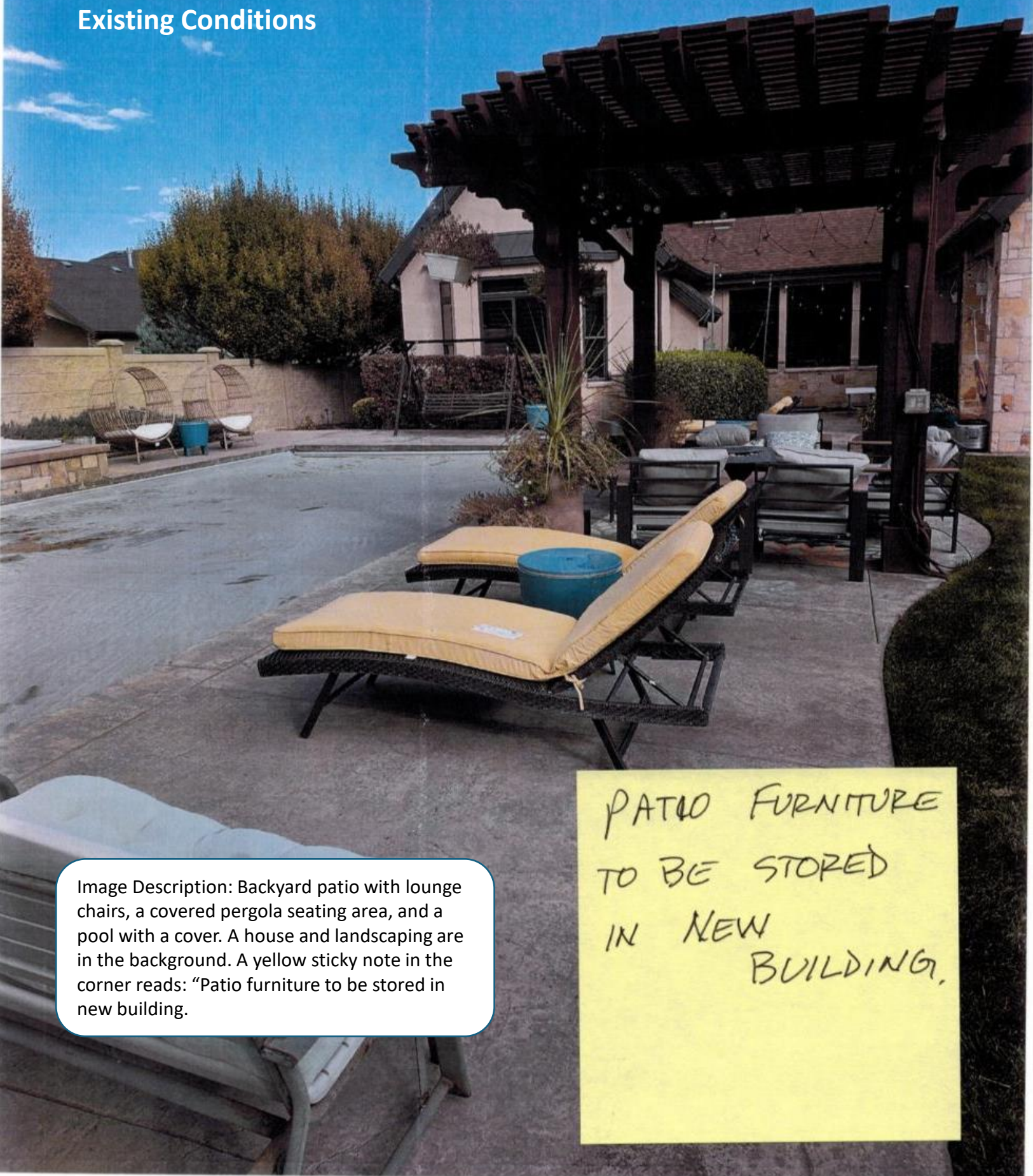


Image Description: Backyard patio with lounge chairs, a covered pergola seating area, and a pool with a cover. A house and landscaping are in the background. A yellow sticky note in the corner reads: "Patio furniture to be stored in new building."

PATIO FURNITURE
TO BE STORED
IN NEW
BUILDING.

Attachment G
Weller CUP
Existing Conditions

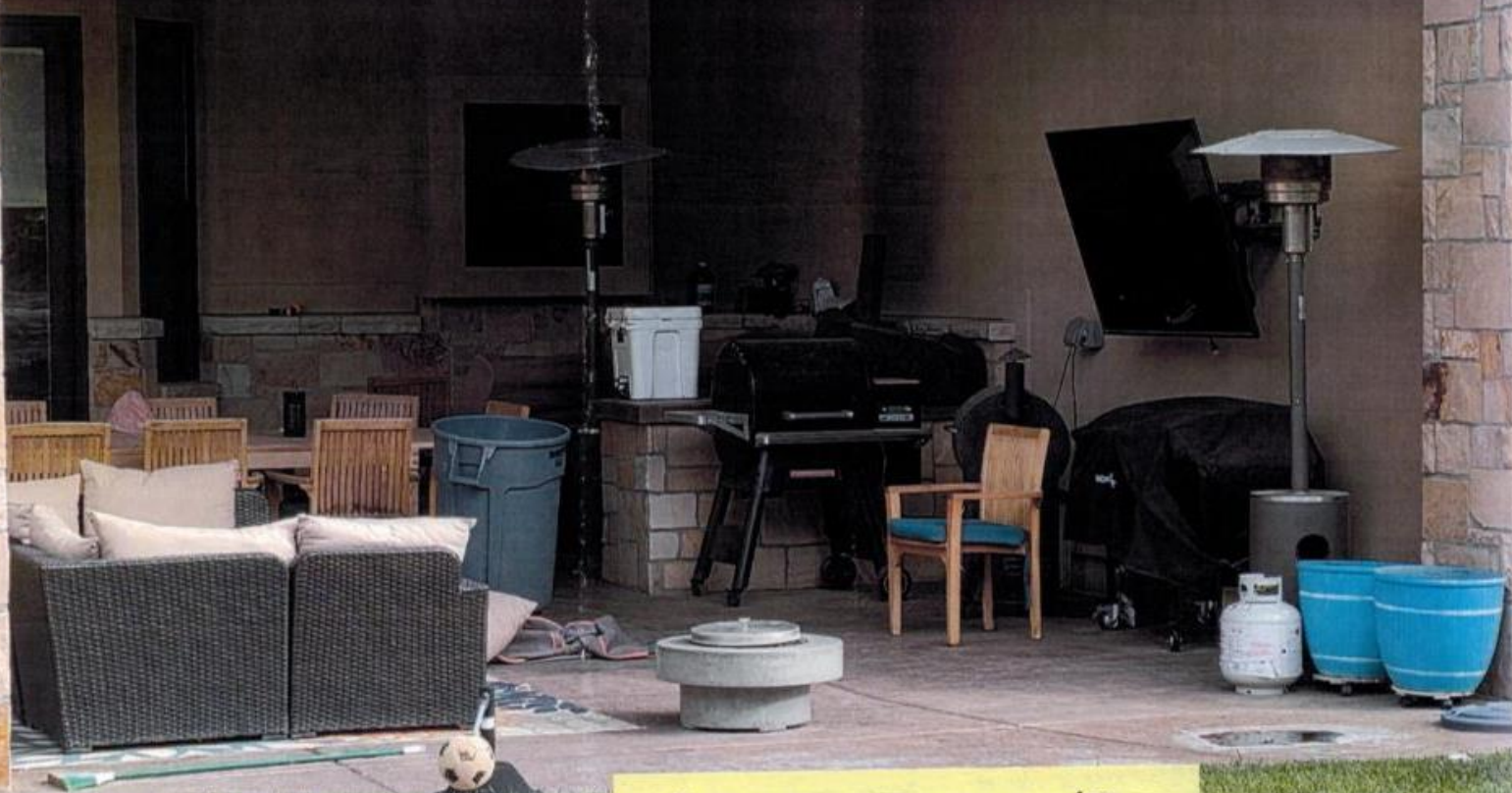


Image Description: Covered outdoor patio with seating, a table, grills, heaters, and a wall-mounted TV. Items are somewhat cluttered. In the foreground, a note reads: "Patio furniture to be stored in new building."

PATIO FURNITURE
TO BE STORED
IN NEW
BUILDING.

Attachment G
Weller CUP
Existing Conditions

FENCE TO THE
RIGHT SIDE (NORTH
FENCE)
IS 8'-4" HIGHER THAN
WELLER BACKYARD
@ EAST ~~INSIDE~~ SIDE
OF NEW BUILDING
AND INCREASES TO
12'-4" @ N.W. CORNER
WEST FENCE IS
14'-8" HIGHER

Image Description: Dense backyard area with trees and shrubs surrounding a tall fence on the right. A handwritten note in the foreground reads: "Fence to the right side (north fence) is 8'-4" higher than Weller backyard @ east side of new building and increases to 12'-4" @ N.W. corner. West fence is 14'-8" higher."

Attachment G
Weller CUP
Existing Conditions

NORTH FENCE
EXTENDS HIGHER
AS IT EXTENDS
WEST ABOVE
WELLER BACKYARD)
TO @ TOTAL HEIGHT
OF 12'-4" ABOVE

Image Description: Backyard area with dense shrubs and trees surrounding a tall fence. A handwritten sign in the foreground reads: "North fence extends higher as it extends west above Weller backyard to a total height of 12'-4" above."

Attachment G
Weller CUP
Existing Conditions

TOP OF FENCE
IS 14'-8" HIGHER
THAN POOL DECK
ELEVATION IN THE
WELLER
BACKYARD

Image Description: Outdoor sports court next to a tall fence with trees and landscaping behind it. A handwritten sign in the foreground reads: "Top of fence is 14'-8" higher than pool deck elevation in the Weller backyard."

Attachment G
Weller CUP
Existing Conditions

WELLER BACKYARD
LOOKING SOUTH
THE TOP OF THE
FENCE GOES HIGHER
ABOVE WELLER
BACKYARD AS IT
EXTENDS WEST TO
APPROX 10'0" ABOVE
SOUTH FENCE WOULD
BE APPROX 33'0"
SOUTH OF SOUTH END
OF NEW BUILDING,

Image Description: Landscaped backyard with stone patio, fire pit, bench, and surrounding trees and shrubs. A house is visible in the background. A handwritten note in the foreground describes fence height changes, noting the top of the fence increases as it extends west, reaching about 10 feet above the Weller backyard.

10658 SO. BISON CREEK COVE

Attachment G

Weller CUP
Existing Conditions

1 OF 2 WINDOWS



TOP OF MAN
DOOR



Image Description: Backyard view with a stone fence in the foreground and a house behind it with solar panels on the roof. A hanging-style chair sits on the patio next to a wooden pergola post. Handwritten notes on the image label a window ("1 of 2 windows") and the "top of man door," with an address written at the top.

Attachment G
Weller CUP
Existing Conditions



Image Description: Backyard with a large paved patio and a sunken sports court with a basketball hoop. A house with multiple windows and a covered section is in the background, surrounded by landscaping and trees. Lounge chairs sit in the foreground. Handwritten text on the image reads: "Face of gable essentially a wall 25' feet high, 10658 So. Bison Creek Cove."

ADDRESS OF THIS HOUSE WINDOWS LOOK
DIRECTLY AT NEIGHBORS BACK YARD
2957 WEST BISON RIDGE ROAD

Attachment G
Weller CUP
Existing Conditions

Image Description: View of a backyard through a metal fence, showing a covered patio, landscaping, and neighboring houses behind trees. Handwritten notes at the top indicate the house's windows look directly into a neighbor's backyard, with an address listed ("2957 West Bison Ridge Road"). Another note at the bottom reads: "10658 Bison Creek Cove."

Attachment G
Weller CUP
Existing Conditions

WALL 19 FEET TALL
10698 S. BISON CREEK COVE

Image Description: Side view of a house with a tall exterior wall above a concrete foundation. The ground below is bare dirt with a garden hose and sparse plants. Handwritten text on the wall reads: "Wall 19 feet tall, 10698 S. Bison Creek Cove."