

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 08/08/2023**

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**Issue:** WALLWORK DETACHED GARAGE AND ADU  
CONDITIONAL USE PERMIT AND ACCESSORY DWELLING UNIT  
**Address:** 2341 West 10755 South  
**File No:** PLCUP202300101  
PLALU202300100  
**Applicant:** Charlie Wallwork

**Submitted by: Damir Drozdek, Planner III**

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application:

- PLCUP202300101 to allow for the proposed footprint size pertaining to the new detached accessory building; and
- PLALU202300100 to allow for the proposed guesthouse size located within the same structure.

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<b>ACREAGE:</b>	2 acres
<b>CURRENT ZONE:</b>	R-1.8 (Single-family residential, 1.8 lots per acre) Zone
<b>CURRENT USE:</b>	Residential
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-1.8 / Single-family homes South – R-1.8 / Ingot Way West – R-1.8 / Vacant Lot East – R-1.8 / Single-family home

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## **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.

**STANDARD OF REVIEW:**

**17.130.030.020: REVIEW PROCESS**

C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

**BACKGROUND:**

The applicant has applied for Conditional Use Permit (CUP) and Accessory Dwelling Unit (ADU) permit to construct a detached garage and a living space on the second floor of the building. The proposed building will be located to the south and behind the existing home. It is located at 2341 West 10755 South.

The bottom floor of the building will be used for storage of collector cars and other motorized equipment. The second floor of the building will have a living space that the applicant intends to rent out to his daughter. The footprint of the garage comes out to 2,400 sq. ft., while the main dwelling, according to the County records, has a footprint of approximately 2,000 sq. ft. The conditional use permit is to allow for a larger footprint than the home.

The ADU permit is pertaining to the proposed size of the ADU. According to the County records, the home contains 2,971 sq.ft. of living space. The City Code requires Planning Commission's review and approval for all guesthomes that exceed 1,500 sq.ft., or 35% of the main dwelling living area. In this case, 35% of the home comes out to be 1,040 sq. ft. The proposed ADU contains 1055 sq. ft. of living space and that exceeds the allowed 35% as required by the City Code.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission (see City Code §17.40.020:I.3.b.).
- Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission. (See City Code § 17.130.030.020:C.).
- Staff has not identified any potential detrimental effects that the Guesthouse may cause if approved as proposed.

### **Conclusion:**

- The proposed Guesthouse does not appear to violate any health, safety or welfare standards if approved as conditioned. In addition, staff was not able to identify any detrimental effects to the adjacent properties or the general area.

### **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      | • Upper Floor Plan                   |
| • Zoning Map      | • Aerial photos of nearby properties |
| • Site Plan       | • Applicant's Letter                 |
| • Elevations      | • ADU Affidavit                      |
| • Main Floor Plan |                                      |



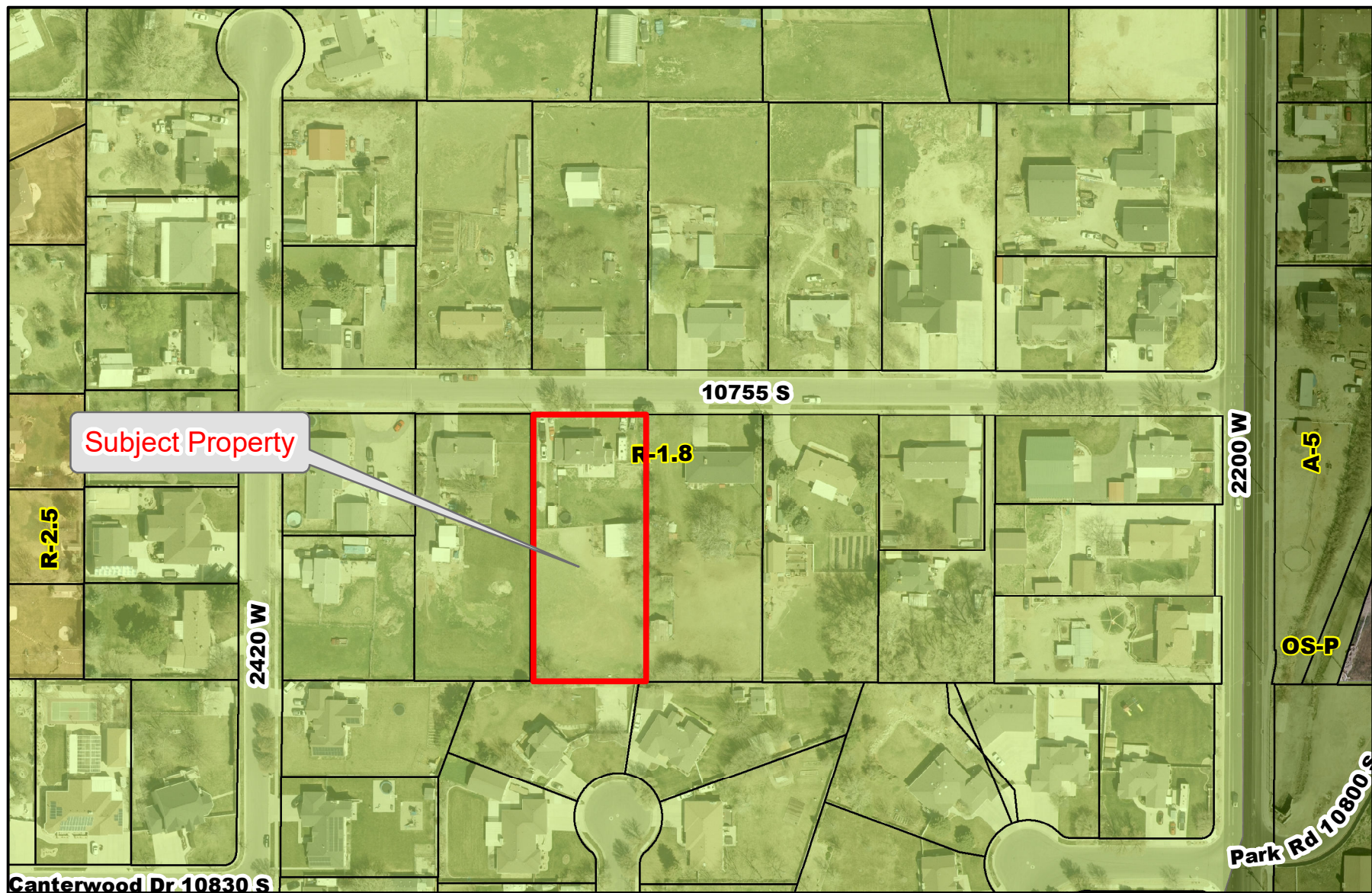
Damir Drozdek, AICP  
Planner III






<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2022</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2022</p> 
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10755 SOUTH STREET

Parking Space

Wallwork Residence  
Detached Garage Plan  
Parcel # 27-16-429-004-0000  
733 South Mountain Road  
South Jordan, Utah  
Area: 43,560 Sq. Ft.  
1.00 Acres  
Scale: 1" = 20'  
--- Property Line  
--- Building Setbacks

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer, conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (no 3% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (3% slope).

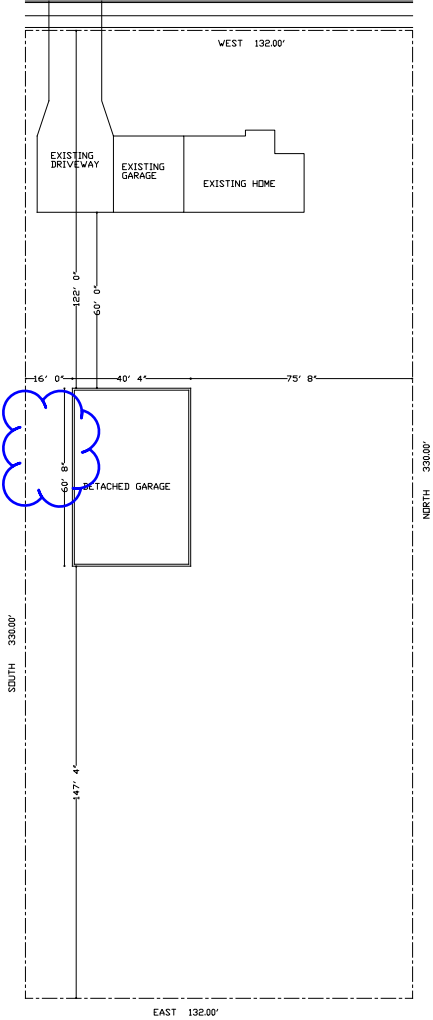
Note: Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other pervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.



Homeowner:  
Charlie Wallwork  
801 557-4215

General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
S101  
DESCRIPTION:  
SITE PLAN

Scale: 1" = 20 Feet

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801 628-7041

## FIRE

- Garage - 5/8" Type "X" gypsum board on walls and ceiling, or to roof - nail 8 6" D.C. All beams and structural members covered with 5/8" gypsum board.
- Door between Garage and Dwelling - Solid core wood or "B" label door not less than 1 3/4".
- Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
- Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
- Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping room area is in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
- Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
- Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
- Stair Stringers - Fire block walls at all stair stringers.
- Fire Blocking - All stud cavities greater than 10'.
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel-burning appliances. All carbon monoxide detectors shall be listed and comply with UL 694 and shall be installed in accordance with provisions of this code and NFPA 720-6.5.5.5.

## EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 2% for first 10' with 1'.
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing against lateral settlements. Except as provided for in section R403.1, all foundations shall be founded in material with an embedment and setback that meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal, 100 percent embedment and setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope. (R403.1.2)
- On graded sites, the top of any exterior foundation shall extend above the elevation of the finished ground surface or the line of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of a qualified engineer. The footing shall be founded in material with an embedment and setback that meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal, 100 percent embedment and setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope. (R403.1.2)
- Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of the maximum height of slope, slope gradient, load intensity, and erosion characteristics of slope material. (R403.1.2)
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R403.1. If a land drain is provided to the home, all eaves and drains must connect to the footing foundation drainage system. (R403.1.2)
- Brans shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage ties, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. (R403.1.2)
- In other than Group I soils, a sump shall be provided to drain the porous layer and footing. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (508 mm sq), extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system.

## ATTIC VENTILATION / ACCESS

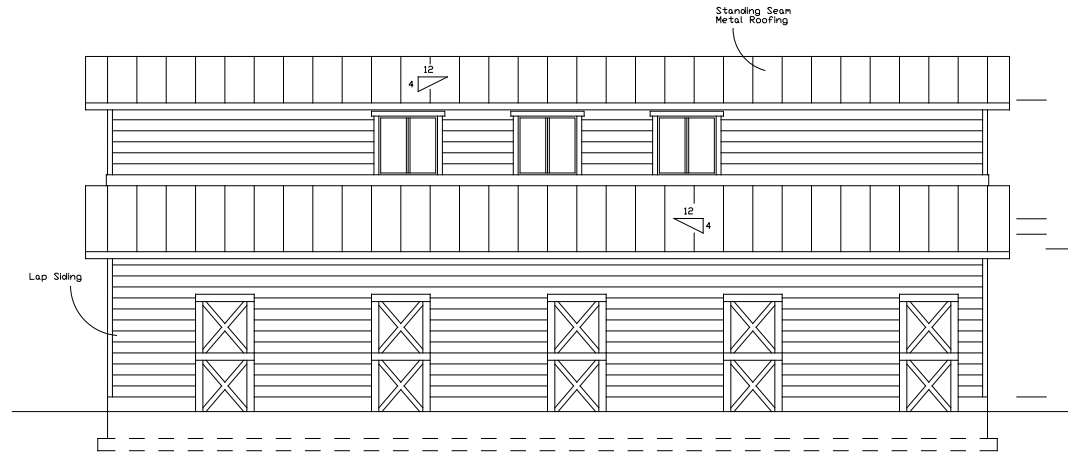
- Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall be provided with corrosion-resistant net mesh, with the least dimension being 1/8 inch. R806.1
- The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 500 and not more than 80 by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling. R806.2
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and the roof sheathing at the location of the vent. R806.3
- Provide a 20" x 30" Attic Access to all attic areas, not located above a closet shelf, with 30' minimum headroom above access door.
- The attic access door from the conditioned space to unconditioned space (attic) shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

## FLASHING

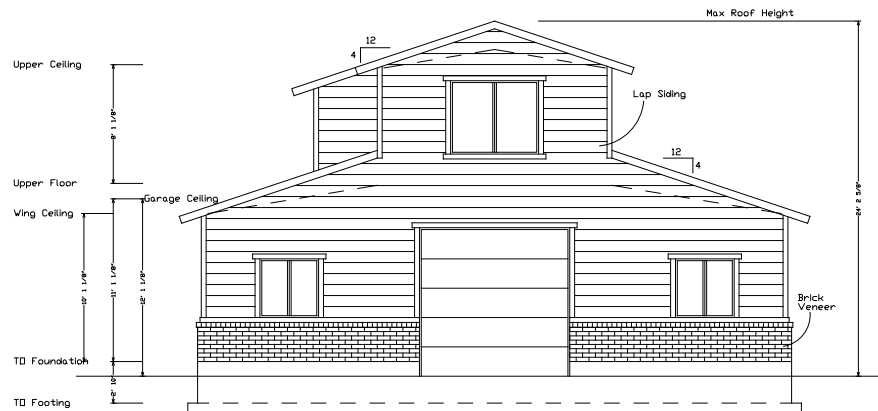
- Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-up gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim, including shall be installed on the exterior of the wall to stucco, masonry, siding or brick veneer. The flashing shall be approved corrosion-resistant flashing. R703.2, R703.3, R703.4, R703.5
- R903.2.7.1 Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest edges of all roof structures to a point at least 24 inches inside the exterior wall line of the building.

## ENERGY EFFICIENCY

- The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (no) on markers that are installed at least one every 300 ft<sup>2</sup> (27.9 m<sup>2</sup>) throughout the project. The markers shall be affixed to the primary joists and marked with the minimum installed thickness with numbers a minimum of 1 inch (25.4 mm) high. Each marker shall face the attic access opening.
- All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
- A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the pre-existence R-value of insulation installed in or on ceiling, roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



East elevation → Right Elevation



South Elevation → Front Elevation

Homeowner:  
Charlie Walkwork  
801 557-4215

General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
A201  
DESCRIPTION:  
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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FOOTINGS, FOUNDATION & CONCRETE

1. Footings - Bear on undisturbed soil. Not to be placed on frozen ground or in water. Continuous nonshrink pour. Minimum 30" below grade.
2. Footings - Changes in elevation shall be stepped not higher than 1/2 the step length, and not greater than 4". Minimum 6" thickness on vertical step.
3. Footings, Foundation, Interior Slabs - Normal weight concrete with compressive strength equal to at least 3000 PSI within 28 days of pouring.
4. Water/Cement Ratio - No greater than .50 and slump shall be 3" or less - Minimum cement content shall be 568 lbs. per cubic yard.
5. Reinforcement - Free from rust and oil and other non-metallic coatings that hamper bonding capacity.
6. Foundation - Any opening to have two vertical #4 bars on each side of opening, tied to horizontal bar.
7. Foundation - 2 #4 bar above and below each window opening extending 36" beyond opening.
8. Anchor Bolts - 1/2" x 10" @ 32" O.C.
9. Splices - Reinforcement shall lap a minimum of 30 bar diameters unless otherwise noted.
10. Foundation - Width is 8" unless otherwise noted.

MECHANICAL

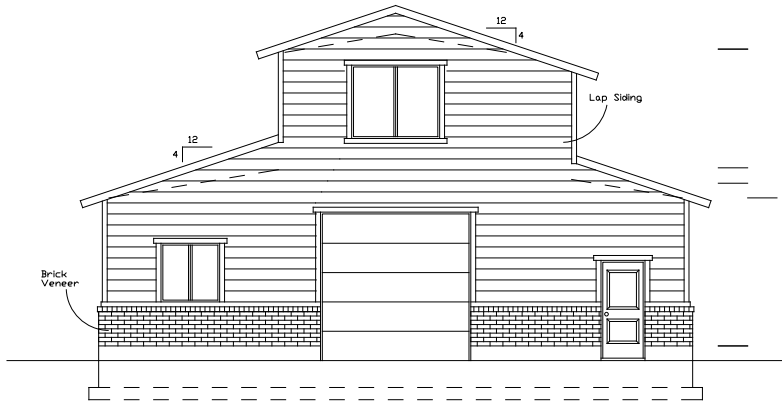
1. All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
2. HVAC system shall be designed by mechanical contractor.
3. Heat loss calculations and MEEC Check to be performed by mechanical contractor.
4. Provide 4" clearance from combustible on side of furnace and 30" working space in front of all heating controls.
5. Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Cover plate with corrosion resistant metal insect screen. Vents shall terminate 4" below sill, horizontally and at least 12" above a door, operable window, or gravity feed air to building.
6. Combustion air shall be supplied for one vertical or horizontal opening, which has an area of 1 square foot per 3,000 BTU/H of the total input rating of all appliances within the space. IRC G241.2
7. Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
8. Flue vents and exhaust vents shall be at least 36" above and outside air inlet located 10' - 0" and at least 4' - 0" from a property line.
9. All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.
10. Deeling to garage openings and penetrations with ducts and plumbing penetrations through walls or ceilings separating the deeling from the garage shall be protected in accordance with R202.5.
11. A water heater or furnace located in a garage will be elevated a minimum of 18" and be enclosed inside of walls to protect from vehicular impact. IRC M503.7 IRC R202.7
12. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. IRC R411.3
13. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result from overflow from the equipment drain pan or leakage in the condensate drain piping, or stoppage in the condensate drain piping. Drain piping shall be minimum of 3/4 inch (191 mm) nominal pipe size. IRC M411.2.1 IRC R411.3
14. Gutter down spout shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 25 feet. Maximum length of duct shall be reduced 2'-1/2" for each 45 degree bend and 25 feet for each 90 degree bend. Duct shall be a minimum nominal size of 4". IRC M502.4.4 (and State Amendment).
15. All buildings are considered to be unusually tight construction and all combustion air to rooms or spaces containing fuel-burning appliances shall be sourced from the outdoors or from spaces freely communicating with the outdoors. IRC M247.1

FRAMING & SHEATHING

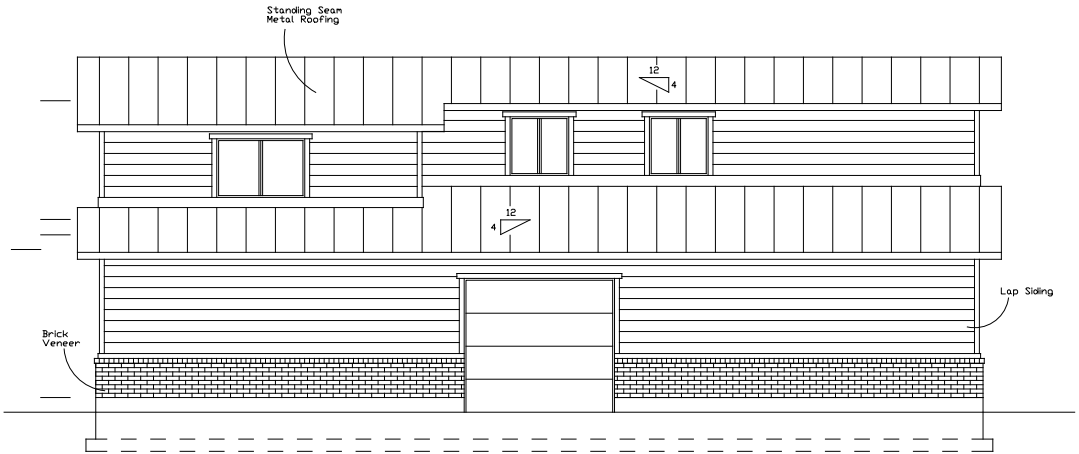
1. Studs - Maximum of 16" O.C.
2. Floor Sheathing - 3/4" T&G 40/20 OSB nailed with 8d nails 6" O.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" O.C.
3. Sheathing - Nails shall be a minimum of 3/8" from panel edge.
4. Floor Joists - Blocked at all bearing points.
5. Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6" O.C. at edges, and 10" O.C. in field.
6. Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
7. Roof Sheathing - 7/16" OSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
8. Blocking - Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.
9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
11. Staples - May be substituted for nails at rate equal to load values.
12. Solid Bearing - Through floor systems and posts down to concrete footings.
13. Attic Access - 20" x 30" with a switched light in attic space. 30" headroom required.
14. Basement Ceiling - Minimum unfinished height of 7' 6".
15. Structural Framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure-treated wood treated wood as required by IRC R217.1.3 This would include the deck support joists and beams.
16. All fasteners installed into preservative treated wood are to be zinc coated or treated as required by IRC R217.3.

MASONRY

1. Ties - Brick or stone veneer shall have corrosion resistant ties of not less than #8 ga. x 3/4" or #6 ga. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have 6 lip or hook, on the extended leg, that will engage or enclose the #3 ga. horizontal joint reinforcement wire.
2. Moisture barrier required, or full 1" airspace.
3. Wall Reinforcement - Minimum of .0007 each way, or a total of .002.
4. R703.7.6 Veeholes. Veeholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Veeholes shall not be less than 3/16 inch in diameter. Veeholes shall be located immediately above the flashing.



North Elevation



West Elevation

Homeowner:  
Charlie Wallwork  
801 557-4215

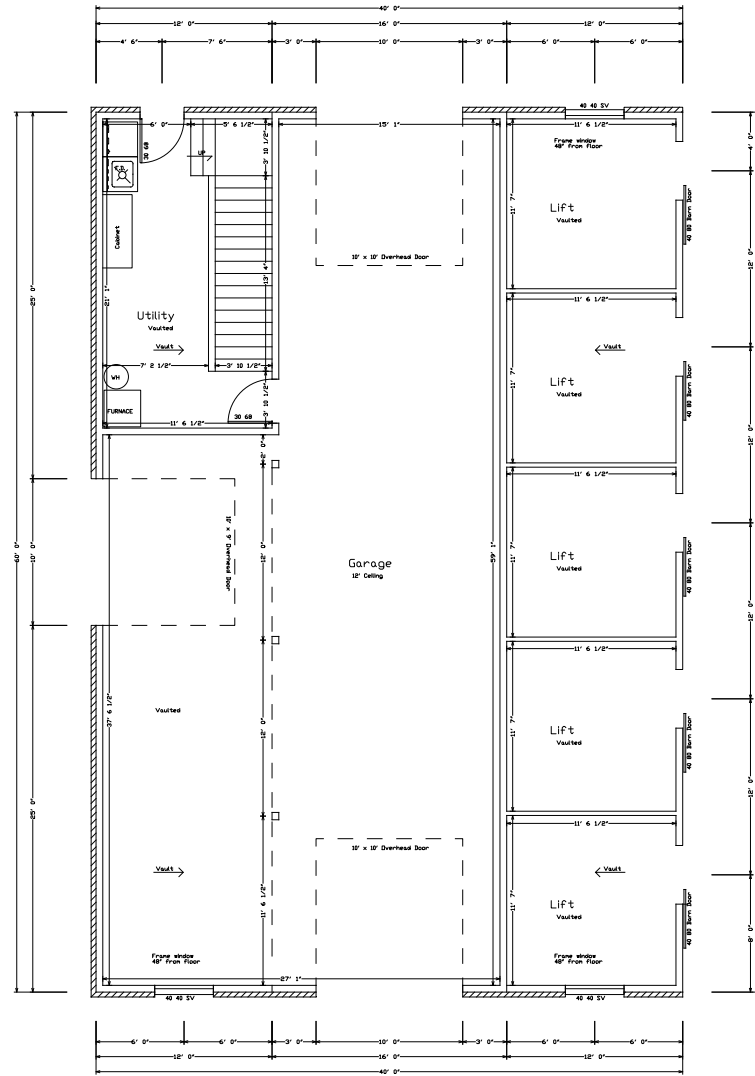
General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
A202  
DESCRIPTION:  
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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Main Floor Plan

Main Floor: 2400 Sq. Ft.

Homeowner:  
Charlie Wallwork  
801 557-4215

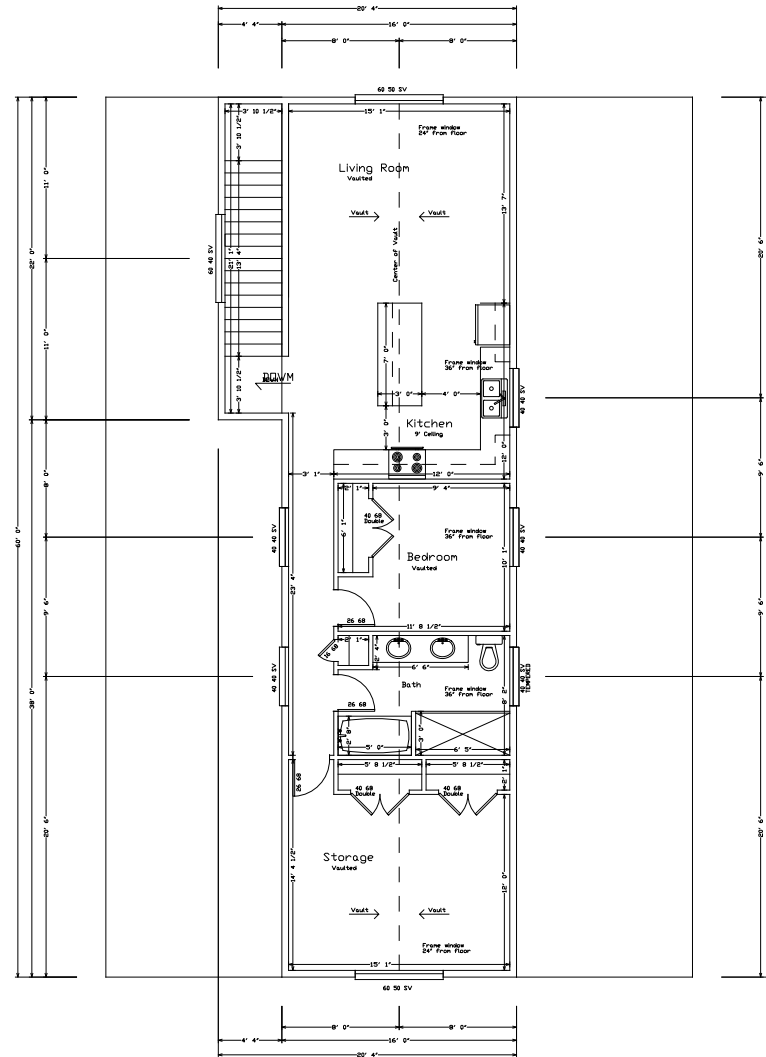
General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
A101  
DESCRIPTION:  
MAIN FLOOR PLAN

Scale: 1/4" = 1 Foot

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Custom Home  
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Upper Floor Plan

Upper Floor: 724 Sq. Ft.  
Storage: 236 Sq. Ft.

Homeowner:  
Charlie Wallwork  
801 557-4215

General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

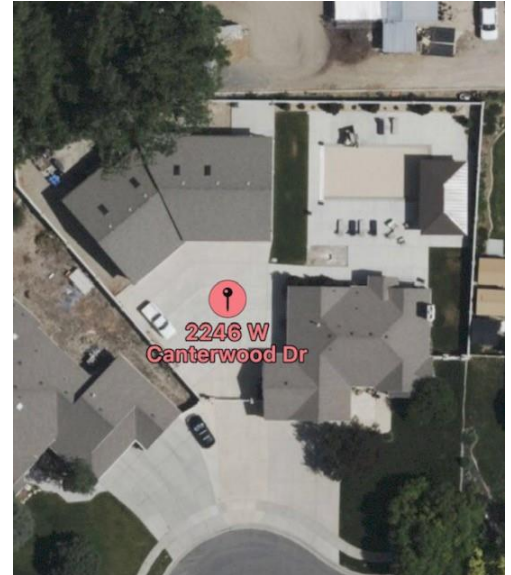
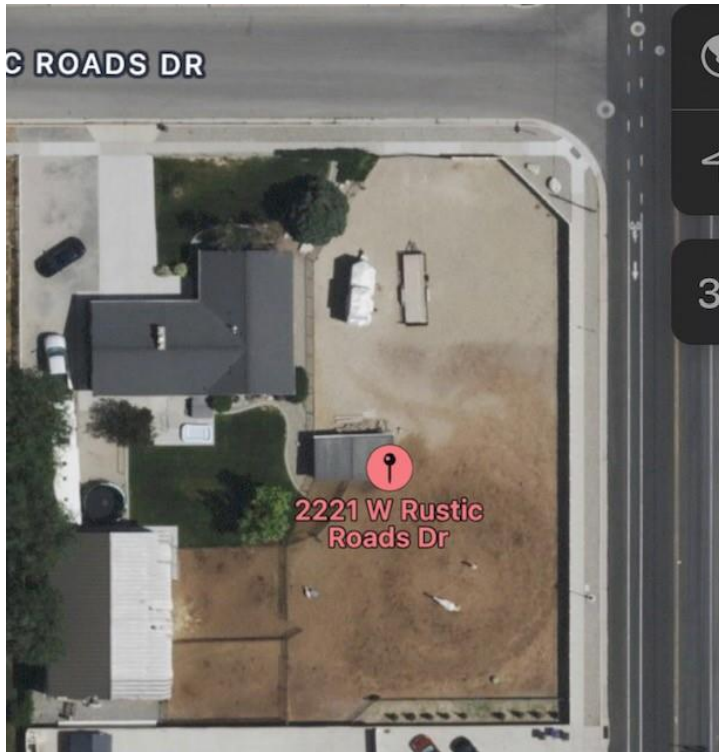
SHEET NO:  
A102  
DESCRIPTION:  
UPPER FLOOR PLAN

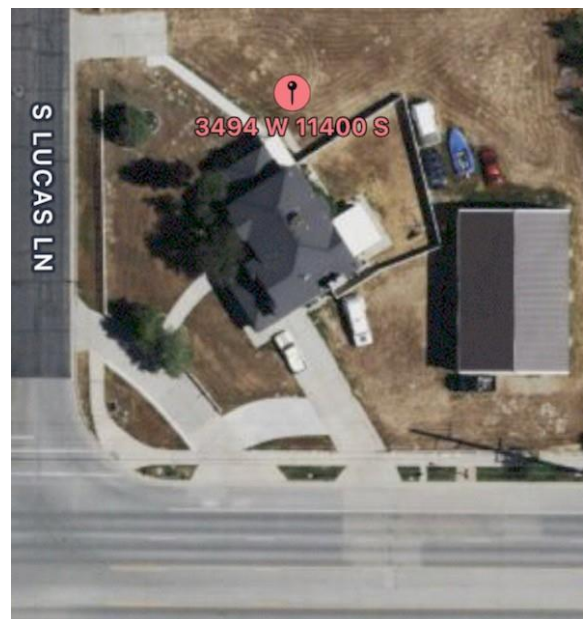
Scale: 1/4" = 1 Foot

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Nearby properties with large detached structures





## Damir Drozdek

---

**From:** Charlie Wallwork <cwallwork@earthlink.net>  
**Sent:** Wednesday, July 19, 2023 12:50 AM  
**To:** Damir Drozdek  
**Subject:** PLALU202300100

Damir,

Here is the information you are asking for.  
I hope I have everything you need.

This will be a personal garage for my car collection and other items.  
There will definitely not be a business run out of the Garage.

4. Why I'm needing this large of a structure (Garage) I actually did not think it was a large structure.  
I have a few collector cars (Shelby Mustangs) (2) GT 500 (1) GT 350R and (1) GT350 4 of them to be exact. (1) Corvette Z06 I can provide pictures and vin #s if needed. I also have Trucks, trailers, and a Boat Yamaha 255XD and several other items.

As far as the ADU my daughter will be living in the ADU. She would love to buy a house but with interest rates so high and the housing market how it is that's definitely not going to happen. She has Graduated from Utah State University and is planning on finishing Vet school soon. It's a long process.

Here is a list of addresses with large structures.  
I can also send pictures off of google maps if needed.

2221 W 10755 S

2246 W Canterwood Dr

10700 S 2200 W

10590 S 2200 W

2221 W Rustic Roads Dr

2511 W 10950 S

2531 W 10950 S

11350 S 2865 W

3494 W 11400 S

I also have an estimate from a contractor for the driveway to the parking space.

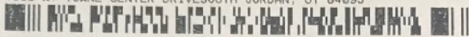
If you have any questions or I forgot to do anything please let me know.

Thank you



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

14117485 B: 11425 P: 6166 Total Pages: 2  
06/14/2023 11:43 AM By: CSeIman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CITY OF SOUTH JORDAN  
1600 W. TOWNE CENTER DRIVESOUTH JORDAN, UT 84095



### Accessory Dwelling Unit Affidavit

Charlie Wallwork is the landowner of record of real property (the "subject property") located at 2341 W. 10755 S. 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.

X   
(signature of property owner)

Dated this 12 day of June, 2023

State of Utah )

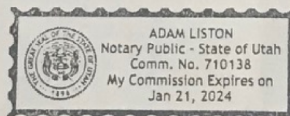
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County of Salt Lake )

On the 12 day of June, 2023, personally appeared before me Charlie D. Wallwork the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC

Residing in Salt Lake County, Utah



Salt Lake County  
Rashelle Hobbs, Recorder  
2001 South State Street  
Suite #N1-600  
Salt Lake, UT 84190  
(385) 468-8145

Receipt: 23-40047

Product	Name	Extended
AFFID	AFFIDAVIT	\$40.00
	Document #	14117485
	Book/Page	B 11425 P 6166
	# Pages	2
Sub-Total		\$40.00
Service Fee		\$2.00
Total		\$42.00
Tender (Credit Card New)		\$42.00
Transaction ID	19258950103	
Service Fee	\$2.00	
Credit Card #	*****7300	
Entry method	Chip	
Auth Code	01402P	
Credit Card Invoice #	BPI379S146	

Signature \_\_\_\_\_

Have a great day!

6/14/23 11:43 AM CSeIman  
Workstation: RE-CSHC-DTP