

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/24/2022

Issue: 10111 S Chattel Circle Accessory Building
CONDITIONAL USE PERMIT

Address: 10111 S Chattel Circle

File No: PLCUP202200067

Applicant: Harvey Val Killian

Submitted by: Ian Harris, Planner I

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Conditional Use Permit application, file number **PLCUP202200067**, allowing the applicant to proceed with a building permit for an accessory building in the rear yard on the parcel located at 10111 S Chattel Circle.

CONDITIONAL USE REVIEW:

Applications for a conditional use permit shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs").

City Code § 17.30.020.I.e.

BACKGROUND:

The parcel referenced is located at 10111 S Chattel Circle. It sits in the R-1.8 zone, and is bordered by the R-2.5 zone to the east. The parcel is approximately 1.03 acres large. It is part of the Chattel Estates 2 subdivision, which was recorded with the county in 1977.

The subdivision exhibits a low-density, light agricultural character. Based on satellite and street view, many nearby parcels contain numerous agricultural uses, including barns, stables, garages, and gardens. Most parcels on Chattel Circle have one or more accessory structures. Several parcels contain accessory structures which roughly match or exceed the height of the primary dwelling.

The property slopes down from west to east, making the heights of the primary structure and proposed accessory structure different depending on where they are measured. The height of the primary dwelling is estimated to be about 24' on average, while the height of the proposed accessory building is approximately 19' on average. The footprint of the proposed accessory building will not exceed to primary dwelling.

Proposal:

The applicant is proposing the construction of an accessory structure in the rear yard. The building would contain a variety of uses in the single structure. The lower level will contain a cabana open to the outdoors, a weight room, and a large garage/workshop area. The second level will be at grade with the ground on the west side where the carport containing ADU parking is located. The ADU itself is just to the east of the carport, though the ground slopes down at this point to show the ADU on the second story.

The ADU portion of the building is located on the second floor with windows which are within 20' on a property line. The windows would be approximately 10' away from the property line. The second floor height is 8' above grade. Because the windows in question are located in bedrooms, they must be opening windows and within easy access in case of fire according to building code. Their location in relation to the property line may only be allowed with the granting of a conditional use permit as stated in §17.30.020.I.3.c

§17.30.020.I.3.c:

Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
2. The average wall height shall not exceed sixteen feet (16') above grade.

In addition, while the wall height exceeds 16' above grade in some locations, including where the windows in question are located, it is not believed the average wall height is 16' above grade for the portion of the building within 20' of the property line.

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

- Several nearby parcels contain accessory buildings which match or exceed the height or footprint of the primary dwelling. However, most of these are agricultural in nature.
- Visually, the accessory building is consistent with the character of the surrounding area.
- The building is set back 10', which is the standard for primary structures.
- The windows in question are approximately 80' from the primary structure to the south.
- There is an evergreen tree and additional landscaping on the lot to the south that should block most of the view from the windows into the neighbor's immediate rear yard and home.
- The windows would look primarily onto the east side of the neighbor's rear yard, which contains largely agricultural uses (garage, barn, garden, etc.)
- A 10' public utility easement roughly bisects the property and would run in conflict with the proposed accessory structure. Approval from the Public Works dept. and public utility companies would need to be obtained prior to construction.

Conclusion:

- The proposed accessory building is consistent with the character of the surrounding area and should prove to be non-detrimental to the south neighboring parcel, in line with requirements for the granting of a conditional use permit for the construction of the structure.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** file number PLCUP202200067, granting a conditional use permit for the construction of the accessory building, 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:

- Impose conditions subject to requirements set forth within City Code §17.30.020.I.e
- Deny the conditional use permit
- Schedule the decision for a later date
- Make no motion

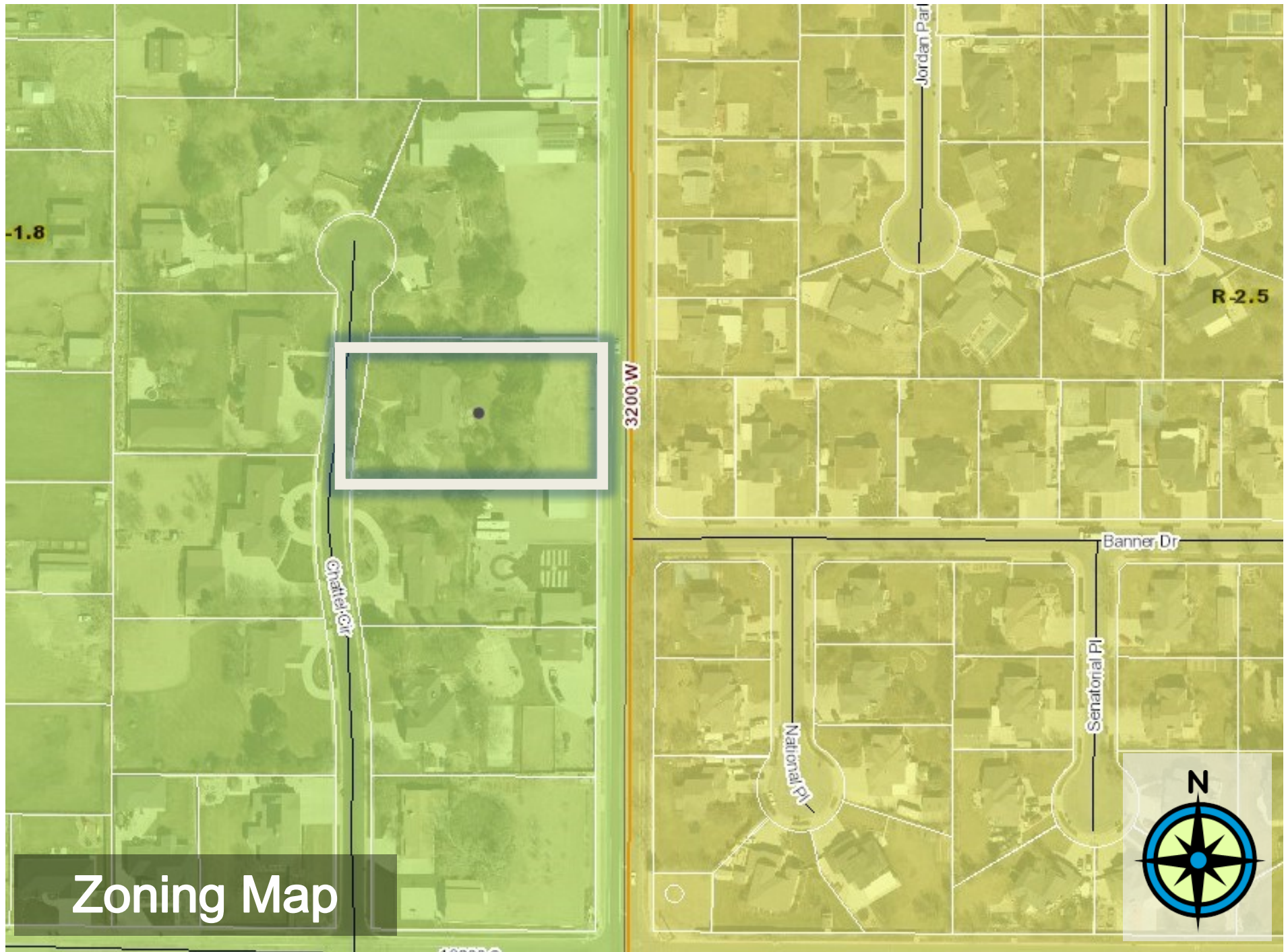
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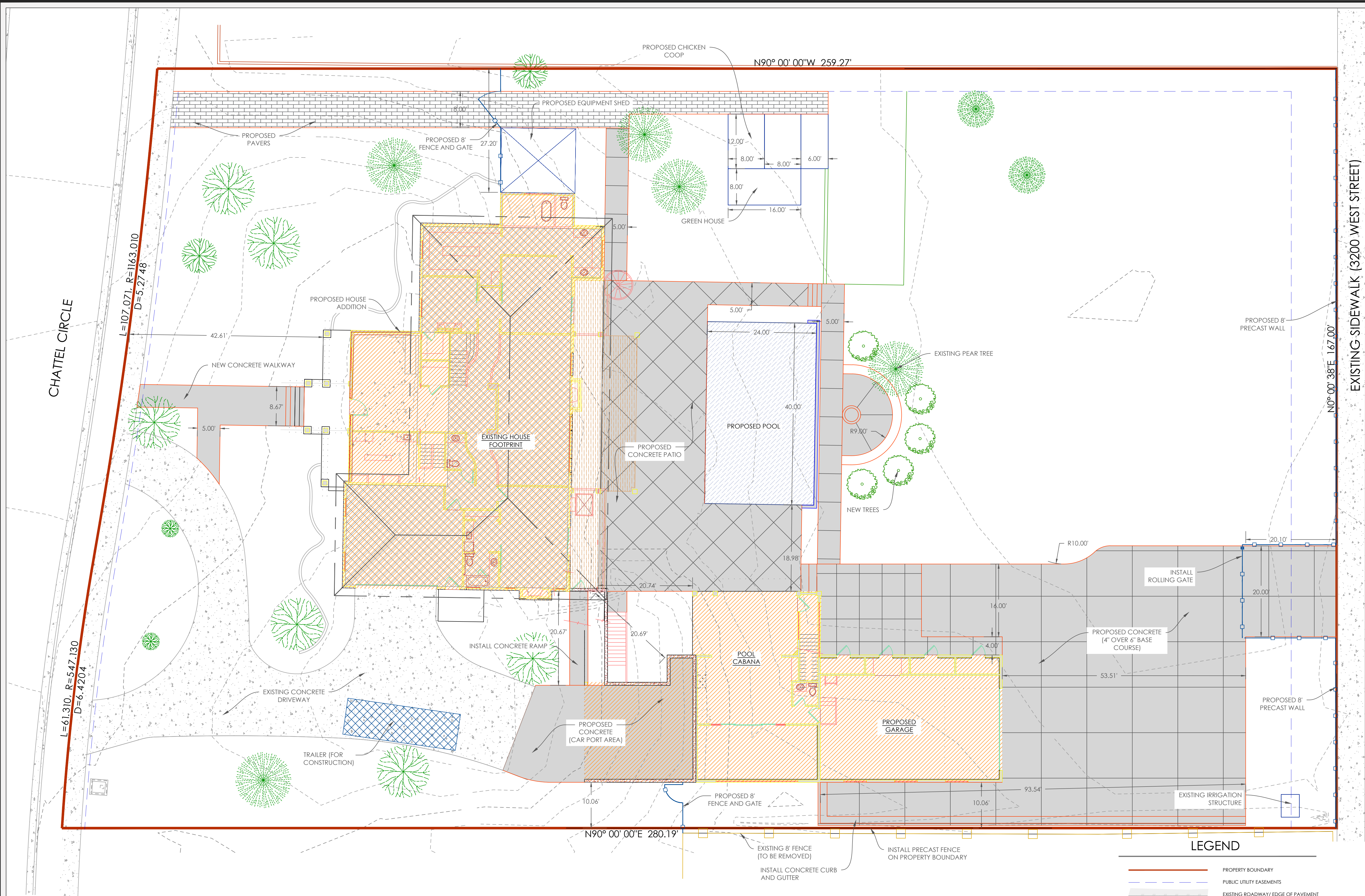
- Location Map
- Zoning Map
- Site Plan
- Elevations
- Floorplan

Ian Harris
Planner I
Planning Department



Location Map





DRAWING TITLE

SITE PLAN

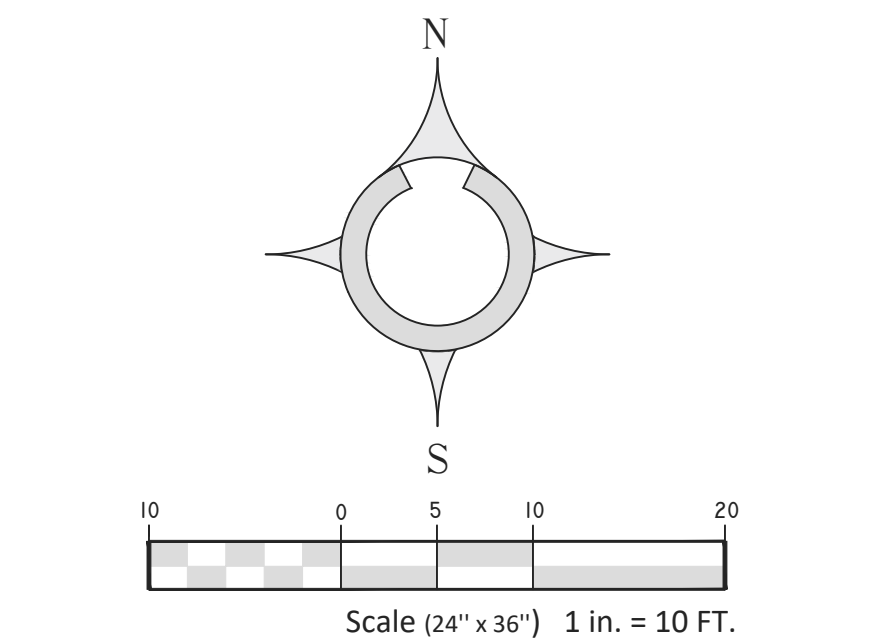
CLEINT

JAY ERWIN
EVERGREEN CONSTRUCTION

COMPLETION STATUS
PERMIT PLANS

PROJECT
DIXON RESIDENCE
10111 S CHATTEL CIRCLE
SOUTH JORDAN, UT

GENERAL



REVISIONS:		
REV #	DESCRIPTION	DATE



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PROJECT NO.
W-22-02

DATE
04/21/22

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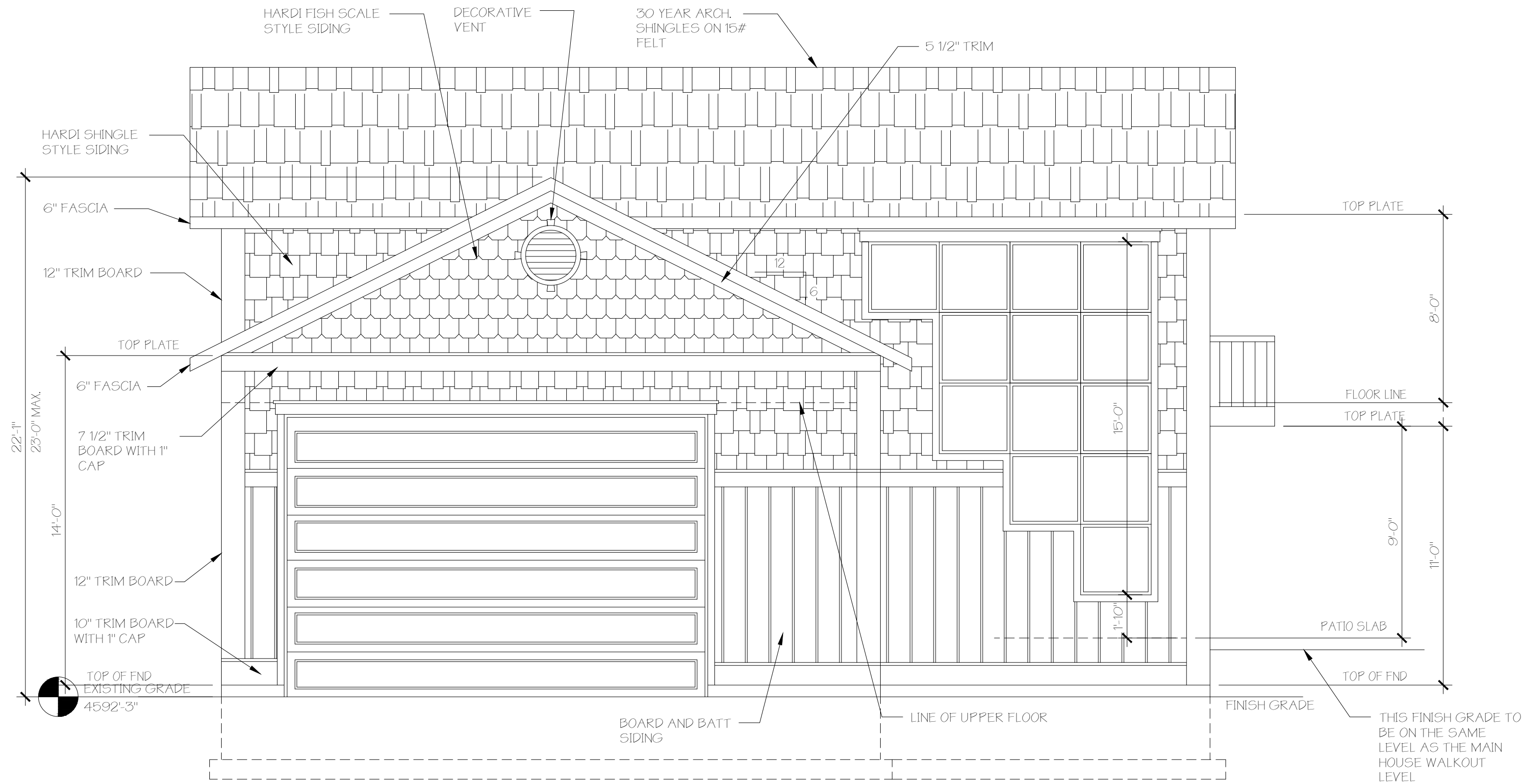
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SHEET NUMBER
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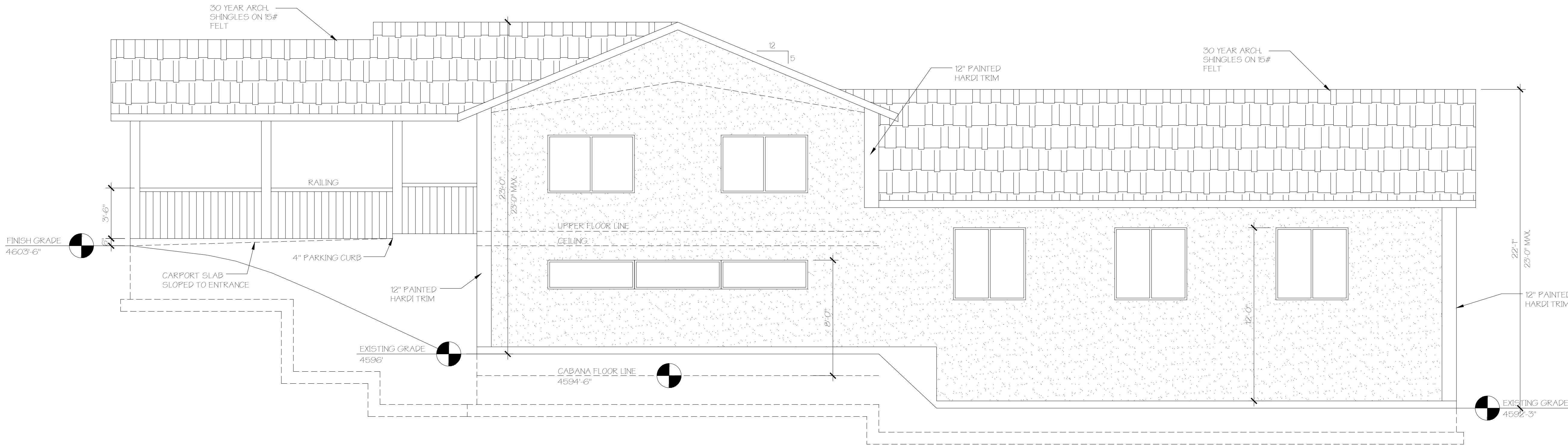


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DETACHED GARAGE EAST ELEVATION
SCALE: 1/4"=1'-0"



DETACHED GARAGE SOUTH ELEVATION
SCALE: 1/4"=1'-0"

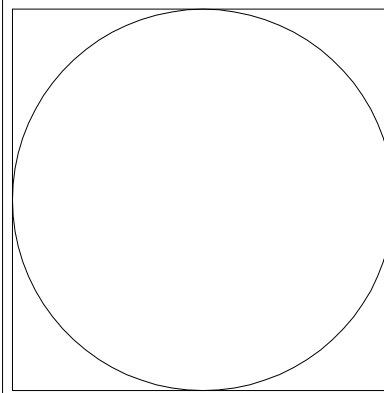
DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 3265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

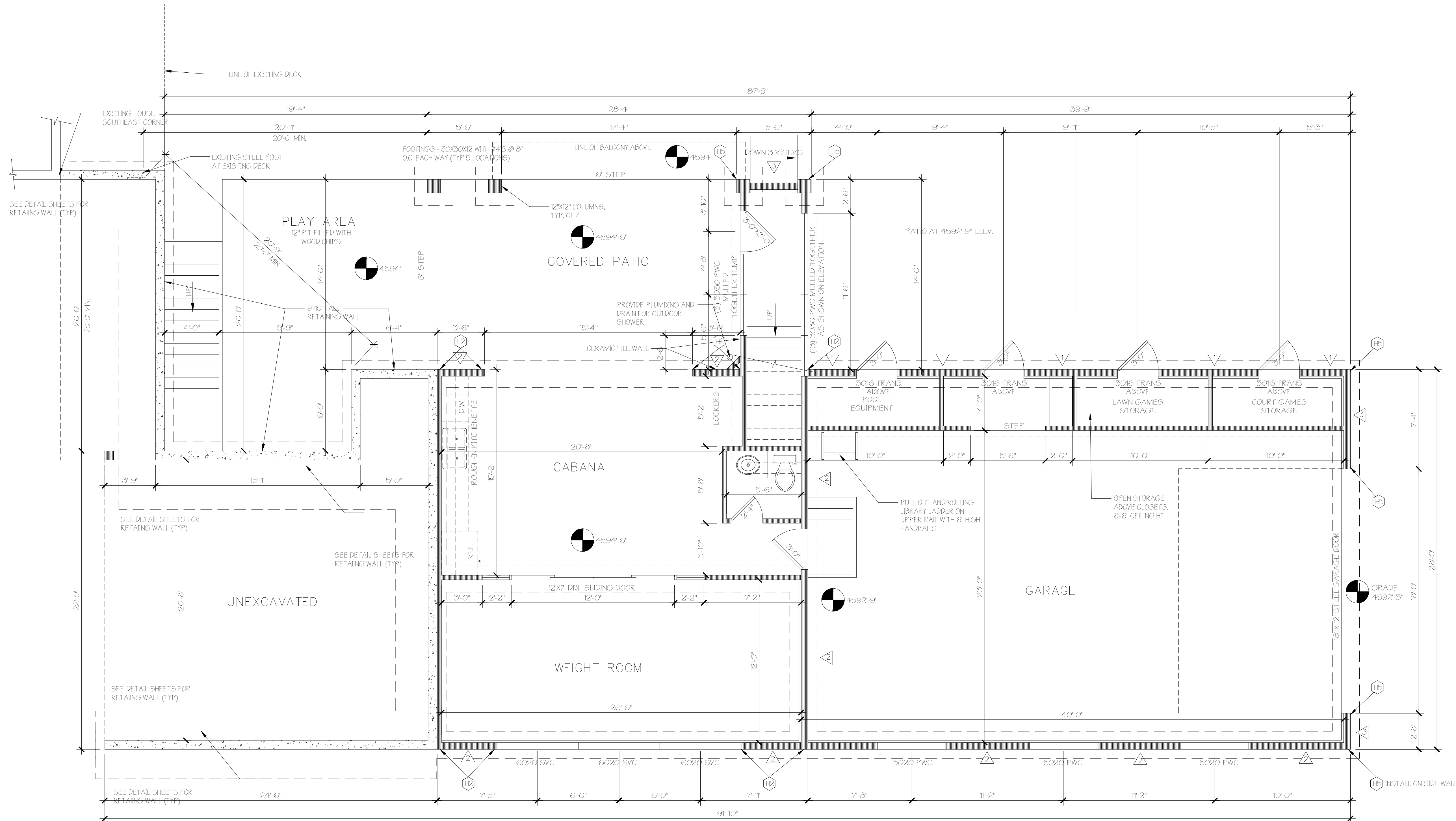
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SHEET NO. 4



LOWER LEVEL DETACHED GARAGE/CABANA
SCALE: 1/4"=1'-0"
765 LIVING SPACE S.F.
120 S.F. STORAGE
947 S.F. GARAGE

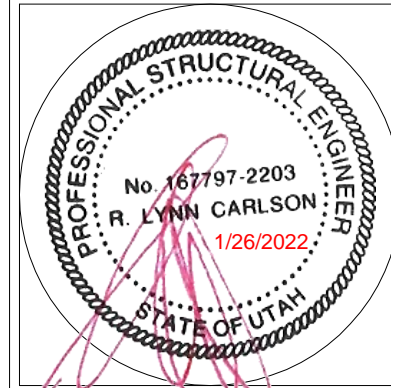
DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 3265 WEST
SOUTH JORDAN, UTAH
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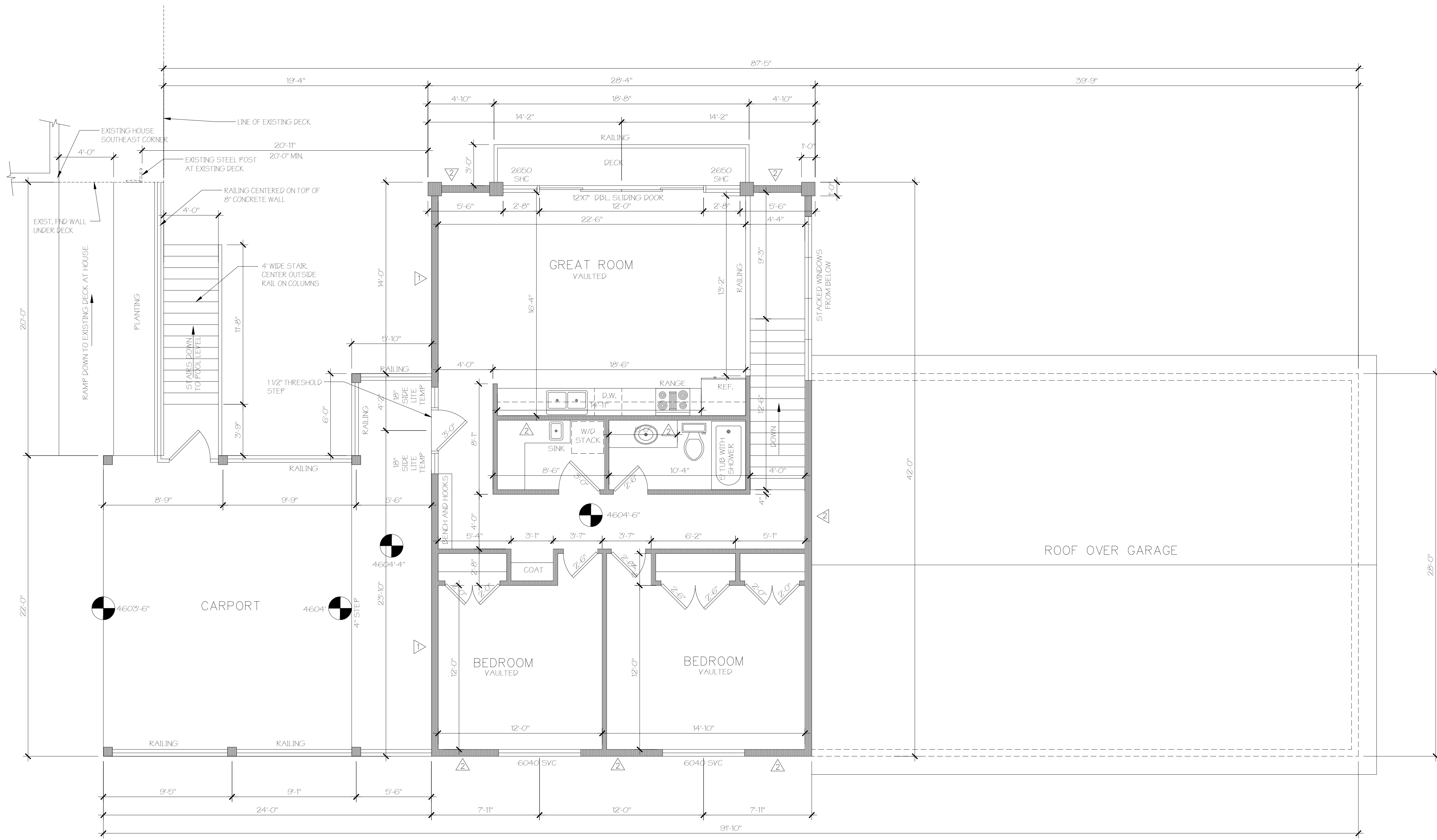
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ENTRY LEVEL DETACHED GARAGE/CABANA
SCALE: 1/4"=1'-0"
1057 LIVING SPACE S.F.
587 S.F. STORAGE ABOVE GARAGE

DIXON DETACHED GARAGE

GREEN RIDGE CONSTRUCTION
10111 SOUTH 3265 WEST
SOUTH JORDAN, UTAH
DATE: 28 SEPTEMBER 2021

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