

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/24/22

Application: ACCESSORY LIVING UNIT - GUESTHOUSE

Address: 10911 S 1055 W

File No.: PLALU202200084

Applicant: Savanah Rodriguez

Submitted By: David Mann, Long Range Planning Analyst

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission **approve** File No. **PLALU202200084**, an accessory dwelling unit permit to construct the proposed guesthouse.

ACREAGE: 0.94 acres

CURRENT ZONE: A-5 (Agricultural)

CURRENT USE: Single Family Residential

FUTURE LAND USE PLAN: Agricultural Preservation

NEIGHBORING

LU DESIGNATIONS/

(ZONING)/USES

North- Mixed Use, (P-O) / River Park Office Complex

South- Agricultural Preservation, (R-1.8) / Single Family Residential

East- Mixed Use, (P-O) / River Park Office Complex

West- Stable Neighborhood, (R-2.5) / Single Family Residential

STANDARDS OF APPROVAL:

Guesthouse Maximum Size: In all cases a guesthouse shall remain subordinate and incidental to the primary dwelling. No guesthouse shall have more than three (3) bedrooms. The floor space of a guesthouse 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. (City Code § 17.130.030.020.A.2.e.)

BACKGROUND:

The Applicant has applied to construct a guesthouse in the southeast corner of the property. The Applicant received approval to build a guesthouse that met the size requirement, but was unable to obtain the proposed structure due to delivery issues. They found another option, but the square footage of the new unit exceeds the maximum allowed size by approximately 50 square feet. The structure will meet the minimum 10 foot setbacks from property lines as required by code. The property owner will live in the main house, while the owner's mother will live in the guesthouse. The closest single family house is over 125 feet away.

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

- The proposed guesthouse is an accessory structure to a permitted use in the A-5 zone.
- The Planning Commission must approve guesthouse ADU's that exceed the maximum size requirement.
- The living space of the primary dwelling is approximately 4572 sq. ft. The area for the proposed guesthouse is approximately 1550 sq. ft.

Conclusion:

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code.

ALTERNATIVES:

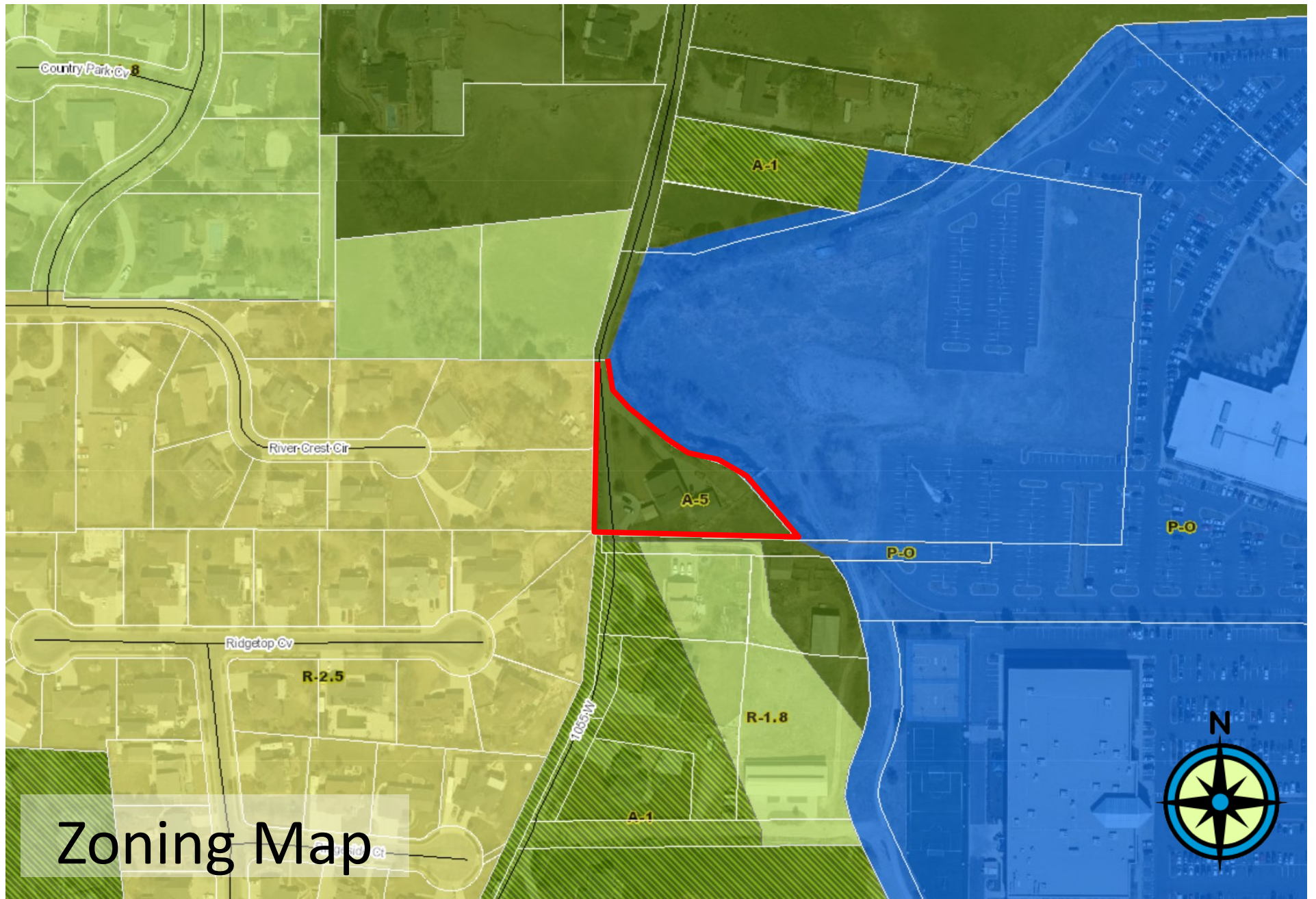
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

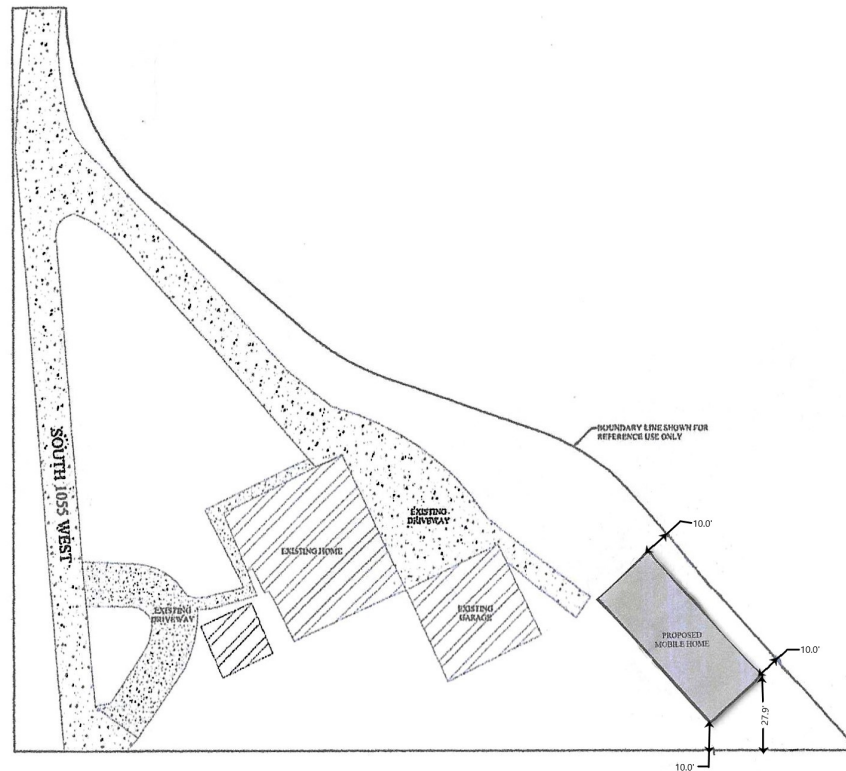
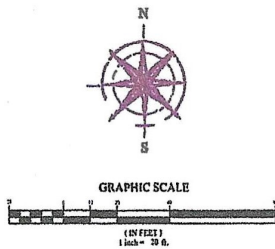
- Location Map
- Zoning Map
- Site Plan
- Floorplan



Location Map



Zoning Map



- NOTES:**
1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
 2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 1" ABOVE FINISHED GRADE.
 3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING THE ELEVATION OF THE SEWER LATERAL.
 5. THE HEADS AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 4 INCHES WITHIN THE FIRST 10 FEET OF THE DRAIN.
 6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
 7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN) 2X12.
 8. A TRASH RECEPTACLE AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
 9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS.
 10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THIS PROJECT.
 11. NOTIFY BLUE STAKES (801) 254-2100 OR BLUESTAKES.ORG
 12. BOUNDARY LINES SHOWN ARE FOR REFERENCE USE ONLY.

- LEGEND:**
- FF - FINISHED FLOOR
 - TOP - TOP OF FOUNDATION
 - TOP - TOP OF POLE
 - GFF - GARAGE FLOOR
 - BFF - BASEMENT FINISHED FLOOR



RODRIGUEZ RESIDENCE 10911 SOUTH 1055 WEST, SOUTH JORDAN, UTAH SITE PLAN

REVISION	DATE	DESCRIPTION
1	01/16/2023	ISSUED FOR PERMIT

SITE PLAN

Scale: 1"=20' (Sheet) 1/2"=10' (Bldg)

Date: 01/16/2023 Job No: 21-0426

Sheet: SP-1



