

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10/25/2022

Issue: 10196 S 2950 W Accessory Building
CONDITIONAL USE PERMIT

Address: 10196 S 2950 W

File No: PLCUP202200191

Applicant: Amber Bailey, Roper Buildings

Submitted by: Ian Harris, Planner I

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Conditional Use Permit application, file number PLCUP202200191, allowing the applicant to proceed with a building permit for an accessory building (garage) in the rear yard on the parcel located at 10196 S 2950 W.

CONDITIONAL USE REVIEW:

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.

City Code § 17.18.050.F.

ACCESSORY BUILDINGS

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 10196 S 2950 W. It sits in the R-1.8 (Residential – 1.8 units per acre) zone. It borders the R-1.8 zone to its south, west, and east. To the northwest sits an R-2.5 neighborhood and to the northeast sits A-5-zoned (Agriculture – 5 acres) undeveloped land. The

parcel is approximately 0.51 acres large. It is not part of a recorded subdivision. It is believed the construction of the primary dwelling on the parcel dates back to 1968.

Although not located in a documented subdivision, the street and surrounding area exhibit a low-density, light agricultural character. Based on satellite imagery and Google Street View, many nearby parcels contain numerous agricultural uses and large accessory buildings, including barns, stables, garages, and gardens. Most parcels on 2950 W have one or more accessory structures. Several parcels contain accessory structures which roughly match or exceed the height or footprint of the primary dwelling.

The height of the primary dwelling is estimated to be about 15' high, while the height of the proposed accessory building is approximately 21' high to the roof ridge. The wall height is 15' 11 3/8", just below the maximum wall height within 20' of a property line. The footprint of the existing dwelling is approximately 1,560 sq. ft., while the proposed accessory building is approximately 1,200 sq. ft.

At its height of 21', the building is required by code to be set back 8' from property lines in the rear yard. The applicant is proposing a setback of 10'.

PROPOSAL:

The applicant is proposing the construction of an accessory structure (garage) which exceeds the height of the primary dwelling. This is only allowed with the granting of a conditional use permit as stated in §17.30.020.I.3.a.

§17.30.020.I.3.a:

- Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Several nearby parcels contain large accessory buildings which are believed to match or exceed the height or footprint of the primary dwelling.
- The accessory building is similar to other nearby structures, and is thus consistent with the character of the surrounding area.
- No detrimental effect has been identified.

Conclusion:

- The proposed accessory building is consistent with the character of the surrounding area and is similar to nearby structures, 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 PLCUP202200191, 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

SUPPORT MATERIALS:

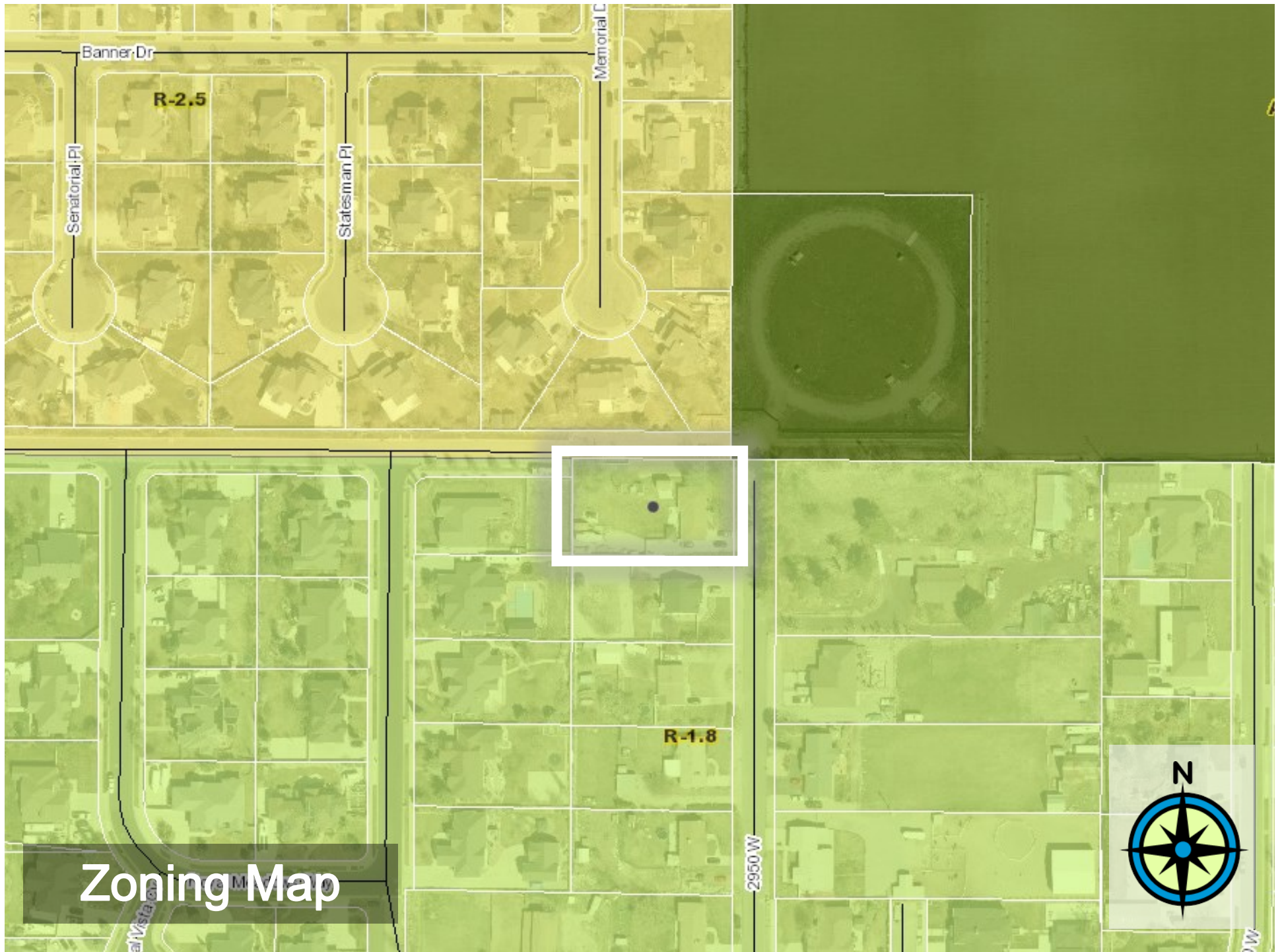
- Location Map
- Zoning Map
- Site Plan
- Elevations

A handwritten signature in black ink, appearing to read 'Ian Harris', written over a horizontal line.

Ian Harris
Planner I
Planning Department

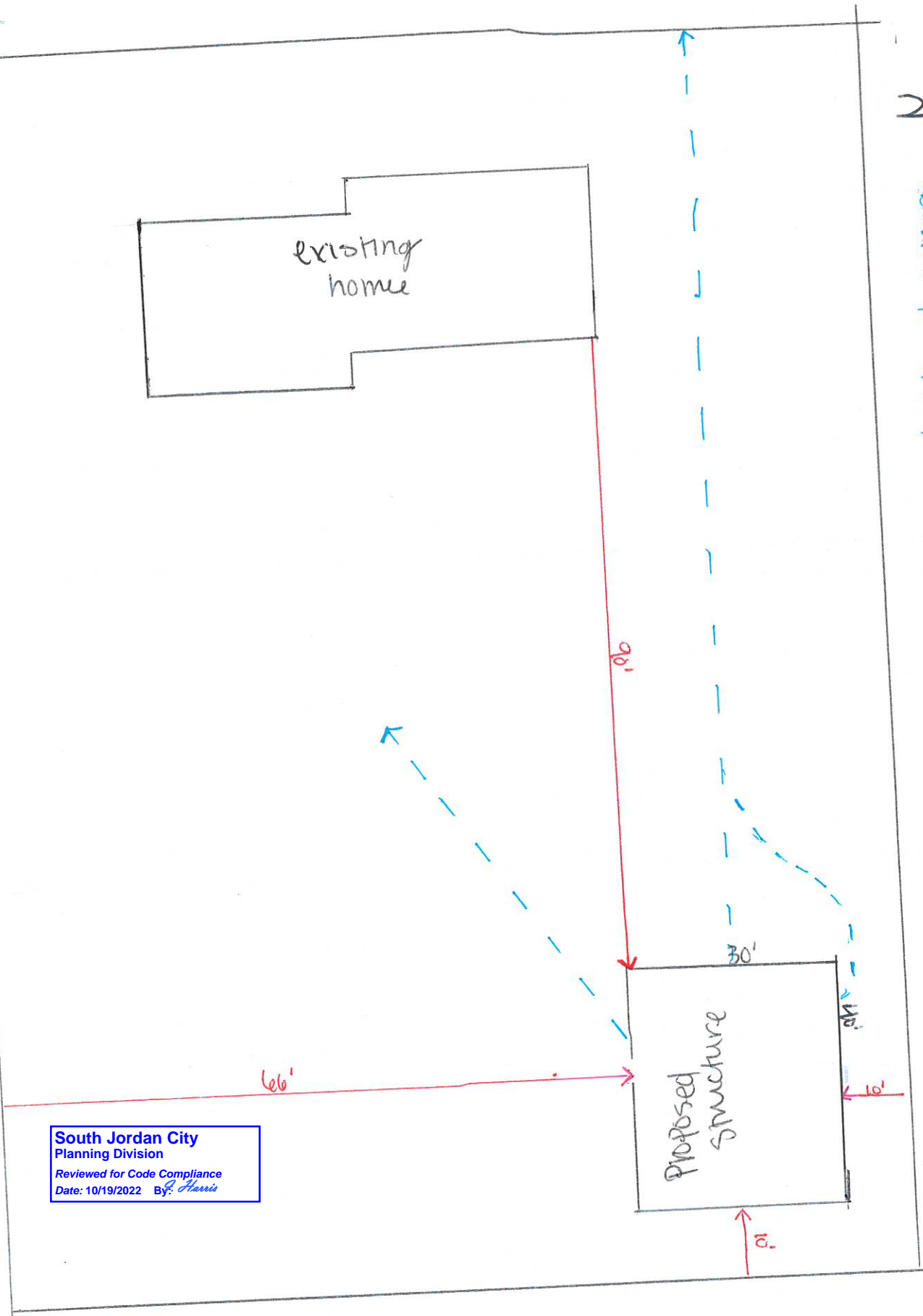


Location Map



2

Pad to be graded away from neighbors and toward street/middle of owners yard. No gutters or down spouts.

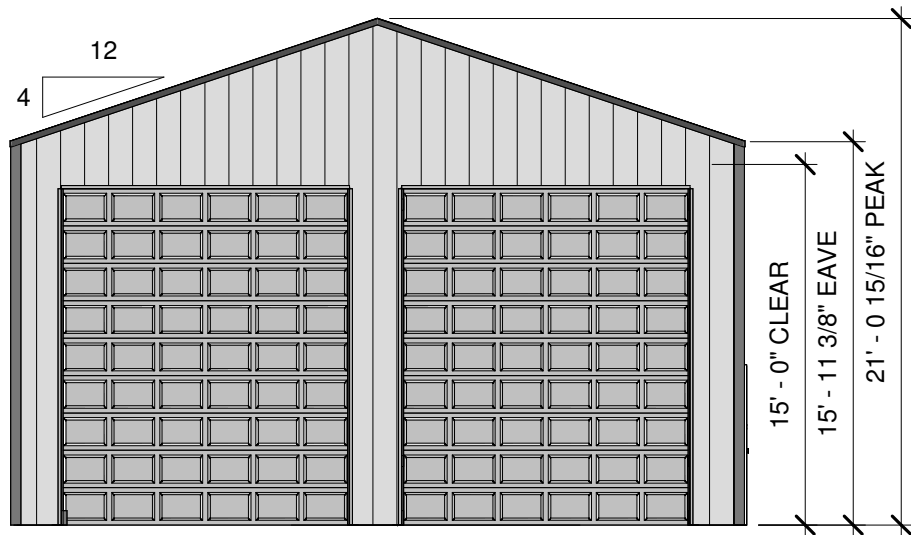


South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 10/19/2022 By: J. Harris

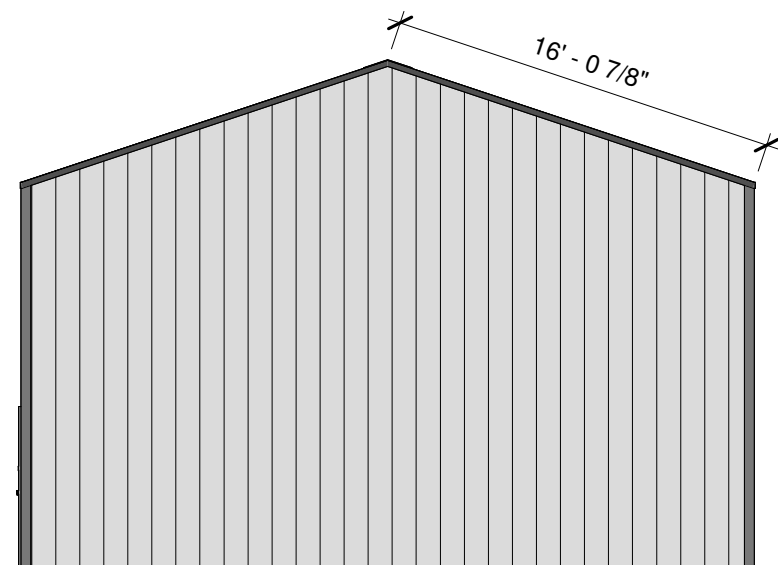
Drainage plan

Lot S 2950 W
Jordan, UT 84095

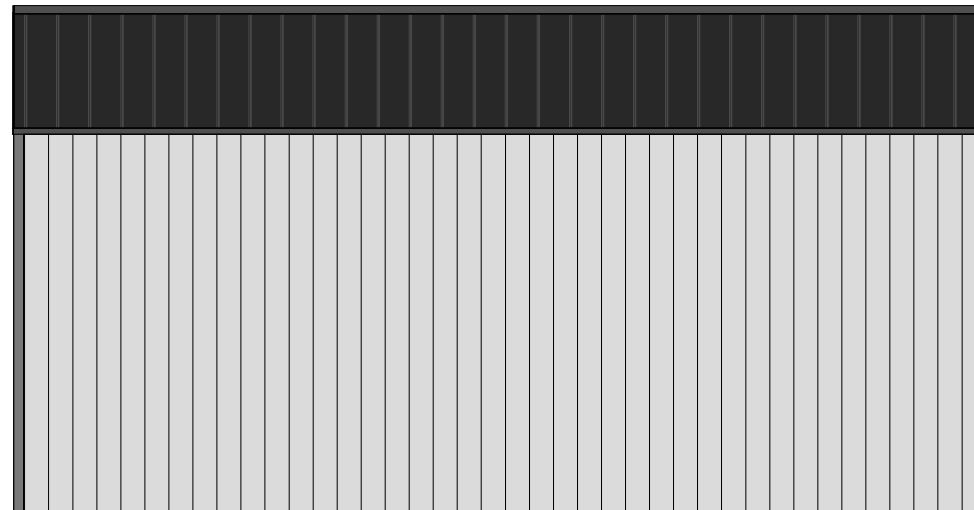
Davis



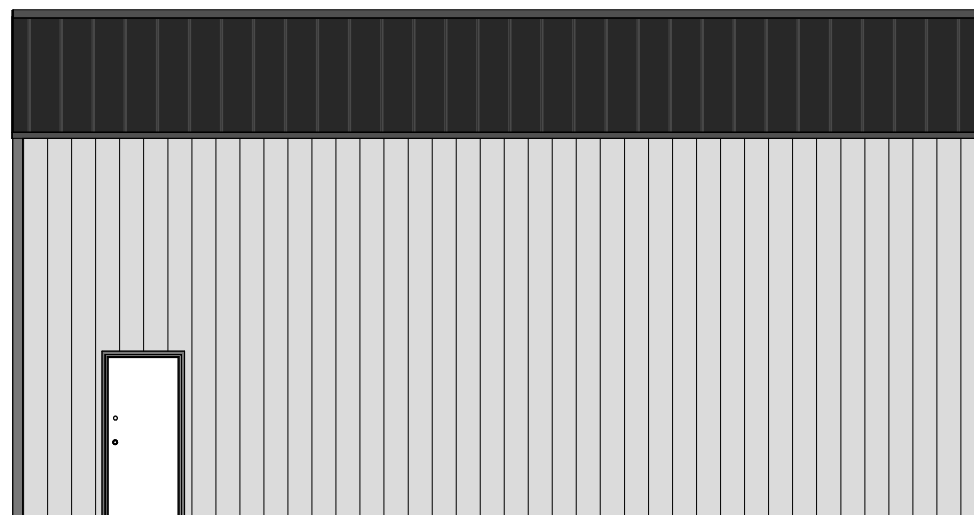
1 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 10/19/2022 By: *P. Harris*

DMLP RESOURCES/
ROPER BUILDINGS
(801) 540-5586

TROY DAVIS BUILDING
10196 South 2950 West
South Jordan, UT 84095

Date: 8/31/2022

Scale: 1/8" = 1'-0"

Drawn by: CBC

Job: DAVIS

Elevations

A5