SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING
JULY 21, 2026

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Associate Director of Public Works Joey Collins, Deputy City Recorder Ambra Holland, Communications Specialist Joshua Timothy, Assistant Controller Trevor Coburn, Accountant II Krista Purser, Community Center Manager Jamie Anderson, Long-Range Planner Joe Moss

Absent:

Other (Electronic) Attendance: Council Member Don Shelton

Other (In-Person) Attendance: Pearl Porritt, Susan Briggs, Erie Walker, Linda Walker

4:38 P.M.

REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Dawn R. Ramsey

Mayor Ramsey welcomed everyone present and introduced the meeting. She noted that Council Member Shelton was participating electronically and that Council Member Zander was on her way.

B. Invocation - By Council Member Jason McGuire

Council Member McGuire offered the invocation.

C. Mayor and Council Coordination

Mayor Ramsey proposed September 10, 2026, for the employee appreciation barbecue and asked whether Council Members wished to serve lunch as they had in prior years. Council Members supported serving the meal.

Council Member McGuire noted that the Major Brent Taylor Foundation September 11 service project would also be underway. Mayor Ramsey stated that volunteer coverage would be coordinated and requested that all service-project dates be added to the Council calendars.

Mayor Ramsey reported on the Pioneer Day Float Preview Party and encouraged Council Members to attend as their schedules allowed. Council Member Johnson suggested involving the

Youth Council in staffing the event in future years, and Council Members supported exploring that option.

Council Member Zander asked what participation would be needed from the Council for the September 11 service project. Mayor Ramsey and Assistant City Manager Don Tingey stated that assignments would be refined at the August 6 planning meeting and through email updates. Mayor Ramsey reported that project organizers believed preparations were progressing well and stated that she and Jennie Taylor planned to conduct fundraising outreach on July 28.

D. Discussion/Review of City Council Meeting

Mayor Ramsey reviewed the regular City Council meeting agenda, including the proclamation recognizing Luane Jensen, recognition of the Police Department's re-accreditation, a presentation from the Great Salt Lake Commission, the scheduled public hearing items, and the So Jo Marketplace Public Infrastructure District item.

Council Member Johnson asked whether the accounting concern previously raised regarding the So Jo Marketplace Public Infrastructure District had been clarified. City Attorney Ryan Loose stated that the State Auditor had advised that a district organized in exact compliance with the current State statute would not be required to be treated as a component unit, although the City could not predict how every auditor might interpret the issue. Assistant City Manager Tingey stated that other municipalities were updating governing documents to conform to the revised statute and that the proposed documents followed the current requirements. Council Member McGuire asked whether a previously approved public infrastructure district should also be reviewed under the current law. Staff agreed that the question should be examined separately.

E. Presentation Item:

E.1. Senior Advisory Committee member appointment. *(By Director of Recreation, Janell Payne)*

Director of Recreation Janell Payne introduced Senior Advisory Committee applicants Pearl Porritt and Susan Briggs. She stated that both applicants participate in Senior Center programs, serve as volunteers, and work as day directors. Mayor Ramsey explained the City's board and committee appointment process.

Susan Briggs stated that she had lived in South Jordan for approximately eight months and had participated at the Senior Center before moving to South Jordan. She described prior work experience in management, administration, payroll, and child care and stated that she enjoys helping people, building relationships, and assisting wherever needed. She reported that she volunteers with food distribution and serves as a Monday day director.

Pearl Porritt stated that she had lived in South Jordan for six years and had participated at the Senior Center since 2022. She described her prior work as a school bus driver in California and

stated that she wanted to become more involved in the community. She reported that she helps at the front desk and in the kitchen, assists with bingo, and values the relationships she has formed through the Senior Center.

Council Member Zander asked the applicants what they most enjoyed about the Senior Center. Ms. Porritt emphasized the participants and staff, while Ms. Briggs noted the variety of programs and the opportunity to meet and serve people from different backgrounds. Mayor Ramsey noted that South Jordan operates its own senior programming rather than relying on Salt Lake County and stated that this allows the City, participants, staff, and advisory committee to shape programs locally. She thanked both applicants for their service and interest in the committee.

F. Discussion Item:

F.1. Accessory Dwelling Unit (ADU) regulations. *(By Director of Planning & Economic Development, Brian Preece & Long-Range Planner, Joe Moss)*

Director of Planning & Economic Development Brian Preece introduced proposed updates to the City's accessory dwelling unit (ADU) regulations that would be required by changes in State law.

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment A). He stated that the new requirements would take effect October 1, 2026. He explained that detached accessory dwelling units (ADUs) would be permitted on lots of at least 11,000 square feet wherever single-family residential use is permitted. Development agreements adopted before May 2026 that regulate detached ADUs would remain in effect, including the Daybreak development agreement. He stated that the legislation did not change the rules governing internal ADUs. The City could continue regulating matters such as overall size, dimensions, lot coverage, rentals of fewer than 90 days, fire-code compliance, owner occupancy, and the limitation of one attached or detached ADU per lot. He explained that the City could continue requiring off-street parking for an ADU, but the State law limited how many spaces could be required. The City's current ordinance requires one off-street space that does not obstruct the parking required for the primary dwelling.

Council Member Johnson stated that inadequate parking is a frequent neighborhood concern. Long-Range Planner Moss explained that the proposed changes include new parking requirements for ADUs. Under the City’s current ordinance, one off-street parking space is required for an ADU, regardless of whether it is internal or detached. He noted that state law now establishes different thresholds, allowing the City to require two or more parking spaces for ADUs larger than 650 square feet, while ADUs of 650 square feet or less may be required to provide one parking space. He clarified that these size-based parking thresholds are new and are not reflected in the City’s current ordinance. City Attorney Ryan Loose clarified the ADU parking requirements, noting that state law provides that the city may not require more than two on-site parking spaces for an accessory dwelling unit (ADU).

Council Member Zander asked for clarification regarding whether a driveway could count toward the required parking spaces.

Long Range Planner Moss explained that single-family homes are required to maintain two off-street parking spaces, which are typically provided within a garage. Required parking spaces cannot be displaced by an ADU. For a home with a three-car garage, the third garage space may count toward the additional parking requirement for an ADU. If a detached garage that provides required parking is converted to an ADU, the required parking for the primary residence must still be provided elsewhere on the property. He also reviewed changes to the design standards cities may regulate for detached ADUs. The State's existing limitations on regulating certain design elements of single-family homes will now extend to detached ADUs. The City may continue to regulate setbacks, proximity to property lines and other structures, easements, building massing, and certain considerations related to window orientation. He explained that massing may include regulations addressing the overall size and form of a structure or requiring additional setbacks for upper stories. However, the city may not regulate specific building materials and other prohibited design elements. He stated that the city may choose to permit detached ADUs on lots smaller than 11,000 square feet and may prohibit an ADU from being larger than the primary single-family dwelling. State law also allows municipalities to prohibit detached ADUs where adequate utility services or access are unavailable; however, he noted that guidance provided during a recent League webinar indicated that this provision may be difficult to regulate on its own. He further explained that the State's restrictions include limitations on regulating building materials, fencing styles, roof pitch, and the number or types of rooms within detached ADUs. As a result, the City's current three-bedroom limitation for guest houses would no longer be permitted under the new requirements.

Council Member Zander asked for clarification regarding the size and number of bedrooms permitted in a detached ADU, confirming that an ADU may contain multiple bedrooms and vary in size, provided the ADU does not exceed the size of the primary residence.

Long-Range Planner Moss clarified that the city may regulate the maximum size of a detached ADU but may not regulate its internal configuration, including the number or types of bedrooms. Regulations would therefore focus primarily on building massing and setbacks. He continued to review prepared presentation (Attachment A). He noted the City's current code and identified provisions that would need to be amended to comply with State law. Detached ADUs would need to be permitted wherever single-family residential uses are allowed, and the City's existing minimum lot-size requirement would need to be reduced. He noted that current City code generally limits an ADU to 35 percent of the size of the primary dwelling but allows ADUs exceeding 1,500 square feet with Planning Commission approval. Because the City may no longer require a conditional use permit for a detached ADU, a different standard would be necessary. The City could establish 1,500 square feet as a firm maximum or consider another size standard that accommodates circumstances previously addressed through the conditional use permit process.

Director Preece explained that although the city currently requires conditional use permits for certain ADUs, such permits generally must be approved when applicable standards are met. As a result, the process often functions as an additional procedural step rather than a significant regulatory restriction. He noted that many conditional use permit requests involve height or size restrictions, particularly in older areas of the City where existing homes, such as 1970s-era

ramblers with lower roof pitches, make compliance with current standards difficult. He stated that the Planning Commission generally approves these requests with similar conditions each time. Because the City will no longer be able to require a conditional use permit for detached ADUs, staff believes it may be appropriate to establish clearer standards directly within the code. He also noted that some projects combine a garage with an ADU, which would be addressed further in the presentation.

Long-Range Planner Moss explained that many conditional use permit requests involve relatively typical ADU proposals that exceed the City's current 35 percent size limitation. For example, a 750-square-foot detached ADU associated with a 1,500-square-foot primary residence would currently require Planning Commission approval because it exceeds 35 percent of the primary dwelling's living area, despite being relatively small compared to ADUs typically proposed. He suggested that the City consider revising its size standards to eliminate unnecessary approval processes while maintaining reasonable limitations. One option would be to establish a minimum size allowance, such as permitting detached ADUs of at least 750 square feet, while allowing larger units up to 1,500 square feet based on a percentage of the primary dwelling.

Director Preece suggested incorporating into the City Code the conditions that the Planning Commission has consistently imposed when approving similar conditional use permits, thereby creating standardized requirements and eliminating the need for applicants to repeatedly seek the same approvals. Council Member Johnson agreed that this approach would provide greater standardization. Director Preece added that the city could potentially continue requiring a conditional use permit for a detached garage without an ADU. However, he noted that the new State law creates uncertainty when a structure includes both a garage and an ADU, making it unclear whether a conditional use permit could be required based solely on the garage component. Council Member Johnson expressed concern that requiring a conditional use permit may create an expectation among neighboring residents that they can oppose or prevent approval of an application, even though the vast majority of such applications are ultimately approved. Director Preece agreed, explaining that public hearings for conditional use permits can create the perception that public opposition may prevent approval. He noted that this can lead to frustration when residents feel their concerns were not considered, even though the City is legally required to approve a conditional use when the applicable standards are satisfied.

City Attorney Ryan Loose explained that conditional use permits have historically created challenges for the Planning Commission and clarified that a conditional use permit cannot be required for the ADU component of a structure. If a proposed structure includes both a garage and an ADU, the City may still be able to regulate the garage component through a conditional use permit, but conditions cannot be based on the ADU component. For example, if the ADU creates the additional building height that would otherwise trigger a condition, that condition could not be imposed based on the ADU. He stated that conditional use permits are most appropriate when the city cannot reasonably anticipate all potential impacts of a proposed use. If the City can identify and establish appropriate standards for garages in advance, he recommended incorporating those standards into the City Code and treating garages as a permitted use. He noted that conditional use

permits provide an additional means of addressing unforeseen detrimental impacts, but such circumstances occur infrequently.

Long-Range Planner Moss continued to review prepared presentation (Attachment A). He explained that approximately half of the City's accessory building conditional use permit applications involve a detached ADU combined with another accessory use, such as a garage. Under the current code, these structures frequently require Planning Commission approval due to standards such as wall height, building size, or proximity to property lines. He expressed concern that continuing to require a conditional use permit for the accessory building component of a structure containing an ADU could create uncertainty as to whether the city is indirectly requiring a conditional use permit for the ADU itself. He identified several additional provisions of the current code that would need to be revised to comply with the new State requirements. Guest houses are currently prohibited on flag lots, a restriction that would no longer be permissible. Standards requiring the exterior appearance to retain the character of a single-family neighborhood would also need to be modified. While the City may require some consistency with the primary dwelling, its ability to regulate specific architectural elements and materials is limited. He clarified that regulations for internal ADUs have not changed, including entrance requirements intended to maintain the appearance of a single-family residence rather than a duplex. For detached ADUs, however, the city cannot regulate the location of individual entrances, although it may prohibit a detached ADU from being located in the front yard. The city may also continue to regulate the duration of rentals. He discussed existing accessory building standards concerning windows and doors near property lines. Current code prohibits windows and doors within 20 feet of a property line unless otherwise approved by the Planning Commission, which has sometimes allowed reduced setbacks with conditions such as frosted windows. Because the City will no longer be able to regulate windows in that manner for detached ADUs, the code will need more objective standards based on factors such as proximity to property lines. Similar revisions will be necessary for wall-height and roof-pitch requirements. He noted that common reasons detached ADUs currently require conditional use permits include exceeding 35 percent of the primary dwelling's living area, exceeding accessory building footprint limitations, and exceeding standards related to windows, doors, or wall height near property lines. These issues are particularly common when an ADU is combined with a larger accessory structure, such as an RV garage. He outlined several approaches for revising the City's standards. The City could retain its existing thresholds as firm maximums; revise the thresholds, such as increasing the allowable percentage of the primary dwelling or establishing a minimum size allowance; or establish additional standards that would allow applicants to exceed certain thresholds when specified mitigation measures are provided. He noted that the third approach may be difficult because State law limits the types of conditions the City can impose, and some mitigation measures, such as landscaping or screening, may be difficult to enforce over time. For administrative simplicity, he recommended establishing clear maximum standards without requiring Planning Commission approval. He indicated that the existing thresholds may be overly restrictive because many applications exceeding those standards have historically been approved through the conditional use permit process. He favored reevaluating the standards to establish reasonable limits that would accommodate the majority of commonly approved applications while complying with the new State requirements.

Council Member Johnson expressed concern that overly restrictive local standards could prompt property owners or other interested parties to seek further legislative action limiting municipal authority over detached ADUs.

Council Member Zander asked for clarification as to whether the proposed cap referred to the number of ADUs permitted or to the maximum size of an ADU. Long-Range Planner Moss clarified that the proposed cap would relate to design criteria, such as the maximum overall square footage of a detached ADU. He noted that the current threshold is 1,500 square feet, although the Planning Commission has approved larger ADUs in some circumstances, particularly when the ADU is combined with another accessory structure.

Council Member Shelton asked whether the city has experienced an increase in detached ADU applications compared to previous years and approximately how many detached ADUs the City permits annually. Long-Range Planner Moss estimated that approximately 25 ADUs had been permitted annually in recent years. He explained that some residents inquire about detached ADUs but ultimately do not proceed because their properties do not meet applicable requirements. Common limitations include restrictions within Daybreak under the development agreement and the City's minimum lot-size requirement for detached ADUs. He noted that the Daybreak development agreement is likely the most significant limiting factor.

Director Preece added that detached ADUs are generally more visible to the city because construction typically requires a building permit and is readily observable. In contrast, some internal ADUs may be established without the City's knowledge or permitting process. He did not have exact application numbers but estimated that at least half of the detached ADU applications received by the city require Planning Commission review under the current code, commonly because applicants seek additional building height or a larger structure than otherwise permitted.

Council Member Shelton asked whether Salt Lake City had significantly relaxed its ADU regulations and, if so, whether those changes had resulted in a substantial increase in the number of ADUs permitted within the city.

Long-Range Planner Moss stated that he did not have exact figures available but understood that Salt Lake City has experienced a significant amount of ADU development. He noted that Salt Lake City's circumstances differ from South Jordan's because it has more small lots, allows ADUs in denser neighborhoods, and has less restrictive parking requirements. He was unable to provide a specific number of ADUs resulting from Salt Lake City's regulatory changes.

Council Member Shelton expressed concern that overly restrictive local regulations could lead to additional complaints to the State Legislature and further limitations on municipal authority. He suggested that future legislation may continue to reduce minimum lot-size requirements for detached ADUs. He proposed considering an approach that focuses on minimum setbacks from property lines and the primary residence rather than establishing a minimum lot size. He noted that setbacks may be a more meaningful measure of potential impacts on neighboring properties because some larger or irregularly shaped lots may satisfy the minimum lot-size requirement but

still be unable to accommodate an ADU within required setbacks. He asked staff and the Council whether eliminating the minimum lot-size requirement and relying primarily on setback standards would simplify the regulations and whether such an approach would significantly increase detached ADU development.

Director Preece stated that Planning staff did not anticipate concerns with an approach based primarily on setback requirements. He noted, however, that setbacks are generally eligible for variances and asked City Attorney Loose whether an applicant could seek a variance from those requirements. Director Preece added that he did not anticipate such circumstances occurring frequently.

City Attorney Loose confirmed that an applicant could seek a variance from setback requirements if the applicable variance criteria are met. He noted that State law does not prohibit variances in this context and emphasized that the criteria for obtaining a variance are stringent. He stated that allowing the variance process for setbacks did not raise concerns from a legal perspective. He provided additional context regarding the variance process, noting that the City receives relatively few variance applications and that very few satisfy the required legal standards. He explained that an applicant must demonstrate a unique hardship that is not generally shared by other properties within the same zone and that the hardship cannot be self-created. Because the statutory criteria are difficult to meet, he did not consider the possibility of setback variances to be a significant concern in establishing standards for detached ADUs.

Council Member Johnson expressed concern that even if the City relied primarily on setback requirements, the State Legislature could later determine that those standards were too restrictive and further limit the City's regulatory authority.

Long-Range Planner Moss noted that setbacks are one of the few regulatory tools the State Legislature has expressly preserved for municipalities regarding detached ADUs. He explained that setback standards may consider window orientation and proximity to surrounding structures. Although the City cannot directly regulate windows on detached ADUs, it may establish different setback requirements based on whether windows are present on a particular façade and the proximity of neighboring structures. He stated that setbacks could therefore serve as an important means of addressing the impacts of detached ADUs while remaining within the City's regulatory authority.

Council Member Johnson asked whether relying primarily on setback requirements could result in excessively large secondary structures on the City's larger lots if no other size criteria were applied. Long-Range Planner Moss and City Attorney Loose discussed options for addressing the size of detached ADUs, clarifying that the city may retain maximum square-footage requirements and require an ADU to be smaller than the primary residence. They noted that this could be particularly relevant on larger lots containing relatively small existing homes, where property owners might otherwise seek to construct substantially larger secondary structures. The city may also regulate building height and potentially the number of stories permitted for detached ADUs, although limiting ADUs to one story would preclude configurations such as an ADU located above a

detached garage. The discussion also addressed whether a property owner could construct a larger new residence and designate the existing home as the ADU. Staff explained that existing requirements concerning the location of the primary residence, access from the roadway, and the prohibition against detached ADUs in the front yard would make this difficult in most circumstances. Certain properties with frontage on multiple streets, such as some corner lots, could potentially present exceptions. City Attorney Loose noted that such configurations would likely be uncommon but cautioned that property owners may identify creative ways to maximize development opportunities. He referenced a previous proposal involving lot divisions, ADUs, and flag lots that could have substantially increased the number of dwelling units on a property, emphasizing the importance of considering potential unintended consequences when establishing the new standards.

Director Preece requested direction regarding the standards staff should develop and recommended replacing the term 'guest house' with 'accessory dwelling unit' in the ordinance.

Long-Range Planner Moss asked the Council for direction regarding the City's existing detached ADU thresholds. He explained that the City could retain the current thresholds as firm limits, which would be the most restrictive approach; revise the thresholds and establish new maximum standards; or retain the existing thresholds while developing additional criteria that would apply when an applicant proposes to exceed them.

City Attorney Loose noted that the City has reviewed numerous conditional use permits over the years and that many involve recurring issues and similar conditions. He stated that Planning staff could incorporate those commonly applied conditions into clear code standards, allowing the uses to be permitted administratively while continuing to regulate matters such as building height, storage, and other relevant development standards.

Mayor Ramsey supported reviewing the size and conditions of recent approvals. Council Member Johnson asked staff to consider the experience of surrounding property owners as well as the needs of ADU applicants. Council Member Zander supported property owners' ability to create housing or income while maintaining neighborhood order and stated that the ADU concerns she had received primarily involved parking and windows facing neighboring property.

Long-Range Planner Moss asked for clarification regarding how the city could address window orientation under the new State requirements. He explained that although the City cannot dictate window placement on a detached ADU, it may establish setback requirements based on the orientation of windows toward a property line. Under the current code, detached ADUs must generally be at least 10 feet from a property line, while windows located within 20 feet of a property line typically require conditional use approval. Council Member Zander asked staff to return with additional detail rather than selecting final standards that evening.

Mayor Ramsey asked whether the Council preferred a conditional use process for non-ADU accessory structures or clear standards administered through the ordinance. Council Member Harris expressed concern that a conditional use process could create an expectation that neighbors

could prevent an otherwise compliant application. Staff reported that accessory-building conditional use applications are common and that approximately half involve an ADU.

Council and staff discussed the frequency of conditional use permit applications involving accessory structures and ADUs. Staff indicated that such applications are common and are among the most frequent matters considered by the Planning Commission. The number varies from month to month, with some months having no applications and others having as many as three. Staff estimated that approximately half of these applications involve an ADU in some manner. The Council discussed the importance of understanding the volume of applications when considering changes to the City's standards. It was also noted that demand may increase as available land becomes more limited and expensive and residents seek additional housing options. Staff reported that residents are already contacting the city regarding the new State law, with some believing the new requirements are immediately applicable. Staff clarified that the City has until October 1 to amend its ordinances and that the City's existing regulations remain in effect until the necessary changes are adopted. Planning and Building staff have been coordinating to ensure consistent information is provided during the transition. Council and staff also discussed public response to ADU applications before the Planning Commission. Staff stated that neighborhood opposition varies depending on the project and surrounding property owners. In some cases, several neighbors attend in opposition, while other applications receive no opposition. Staff noted that applicants who communicate with neighboring property owners before a public meeting can often address concerns and reduce misunderstandings. However, some residents may leave the process feeling their concerns were not heard when an application is ultimately approved.

City Attorney Loose clarified that after October, the city will no longer be able to require conditional use permits for ADUs. If a structure containing an ADU requires a conditional use permit for another reason, the Planning Commission may consider issues related to the building itself but may not consider impacts associated specifically with the ADU or its occupancy. He explained that even if members of the public raise concerns about the ADU during a conditional use permit hearing, the Planning Commission should not discuss or base its decision on those concerns. He cautioned that considering matters outside the City's legal authority could jeopardize the decision and provide grounds for an appeal or reversal of conditions imposed for otherwise permissible reasons.

Mayor Ramsey agreed that establishing clear and consistent standards without a conditional use permit process would provide greater certainty for applicants and neighboring property owners. She stated that applicants would know the applicable requirements in advance and understand that the standards reflect the City's process for complying with the new State requirements for ADUs.

City Attorney Loose agreed that eliminating unnecessary public hearings could reduce frustration by establishing clear expectations regarding what the City can and cannot regulate. He explained that residents may still raise concerns about locally controlled development standards, such as building setbacks, and the city may consider amendments to those standards through the appropriate legislative process. However, when an application complies with adopted

requirements, it must be processed accordingly. He further clarified that concerns regarding ADU provisions established by State law would need to be addressed at the State level.

Council Member Harris asked staff to ensure that the adopted setbacks and other standards would allow a detached ADU to be reasonably accommodated on an 11,000-square-foot lot, consistent with the Legislature's selected threshold. He requested visual examples using representative lots near that size, including corner lots. Council Member Zander suggested that lots smaller than 11,000 square feet could also be eligible if they met the required setbacks. Council Member McGuire asked how the City determines setback requirements and whether those standards are established independently by the City or based on the setbacks of the original subdivision. Long-Range Planner Moss explained that current City Code requires detached ADUs to be located at least 10 feet from a property line. If the structure has windows or doors facing the property line, or if the wall height exceeds 16 feet, a minimum 20-foot setback is required. Under the current code, applicants seeking to deviate from those standards must obtain a conditional use permit. Council Member McGuire asked how the City's existing 10-foot and 20-foot setback requirements were originally established and whether those distances were based on specific criteria or policy considerations. Long-Range Planner Moss explained that the 10-foot setback is consistent with typical side-yard setbacks in the City's residential zones. He noted that rear-yard setbacks are generally larger, often approximately 20 to 25 feet, but the current ADU regulations allow a detached ADU to be located as close as 10 feet from the property line. He added that the presence and orientation of windows may affect the applicable setback requirements.

Council Member Harris requested that staff evaluate a representative sample of residential lots in South Jordan near the 11,000-square-foot threshold to illustrate how detached ADUs could realistically fit on those properties. He suggested reviewing typical backyard configurations and applicable setbacks to help the Council better understand how proposed standards would affect the placement and feasibility of detached ADUs.

Long-Range Planner Moss stated that staff had received sufficient direction to prepare draft ordinance language and would return to the Council with recommended standards and visual examples.

Council Member McGuire motioned to amend the agenda to add discussion of the purchase, exchange, or lease of real property to the executive closed session. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

Council Member Johnson motioned to recess the City Council Study Meeting and move to executive closed session for the discussion of the purchase, exchange, or lease of real property

and to discuss the character, professional competence, or physical or mental health of an individual. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

G. Executive Closed Session:

G.1. Discussion of the purchase, exchange, or lease of real property.

G.2. Discuss the character, professional competence, or physical or mental health of an individual.

Council Member Johnson motioned to recess the Executive Closed Session until have the City Council Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

Council Member Johnson motioned to adjourn the executive closed session and return to the City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

Council Member Johnson motioned to adjourn the July 21, 2026 City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The July 21, 2026 City Council Study Meeting adjourned.

This is a true and correct copy of the July 21, 2026 City Council Study Meeting Minutes, which were approved on September 15, 2026.

Anna Crookston

South Jordan City Recorder

ATTACHMENT A

City Council Study Session

7.21.26

SOUTH JORDAN
UTAH

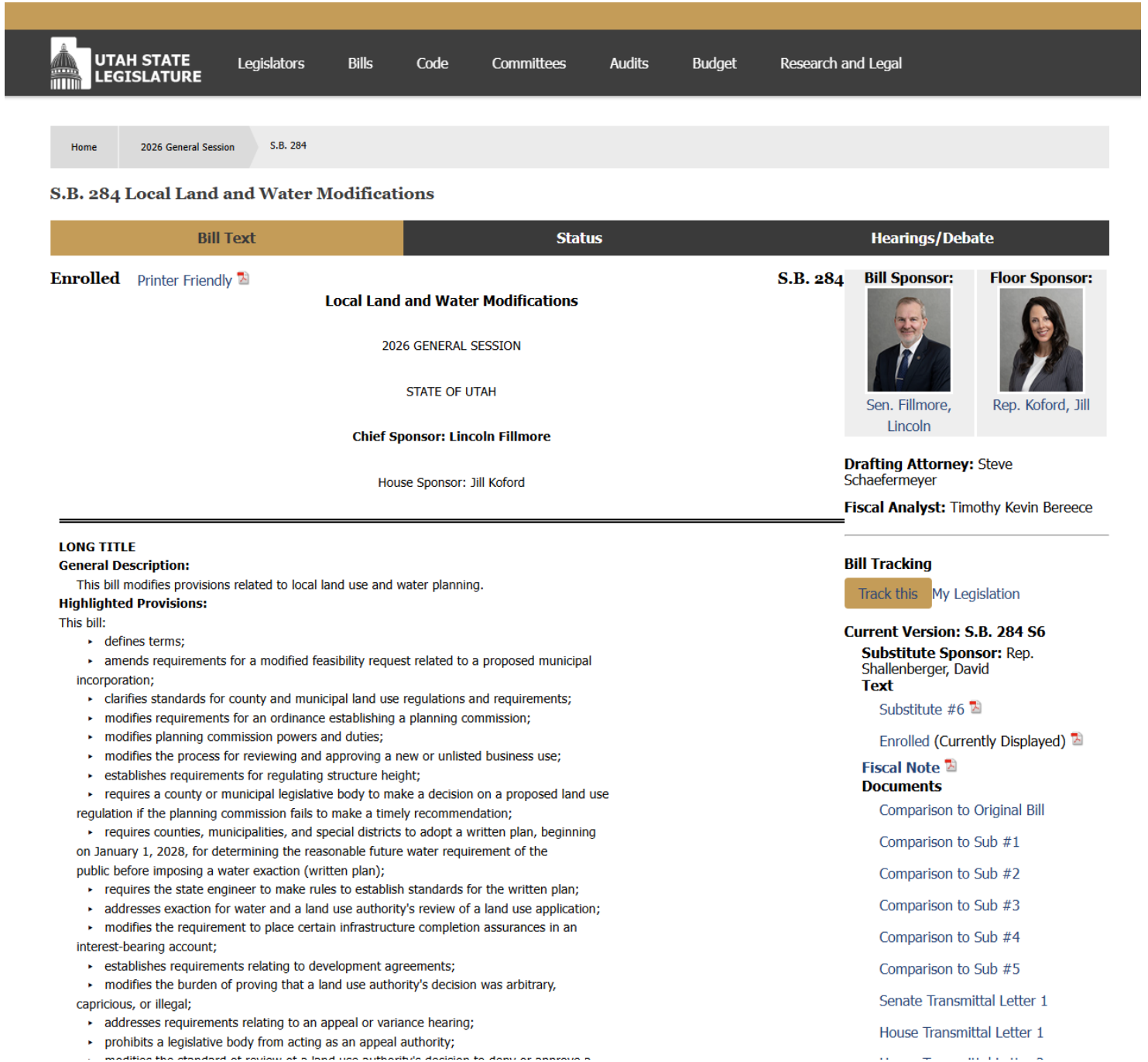
Accessory Dwelling Unit (ADU) Legislative Updates

SB 284

Defines ADU, Accessory Structure and Detached ADU

Allows for detached ADUs by right on lots over 11,000 sq. ft.

Changes what architectural elements can be regulated



UTAH STATE LEGISLATURE | Legislators | Bills | Code | Committees | Audits | Budget | Research and Legal

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S.B. 284 Local Land and Water Modifications

Bill Text | Status | Hearings/Debate

Enrolled Printer Friendly

S.B. 284

Local Land and Water Modifications

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Lincoln Fillmore

House Sponsor: Jill Koford

Bill Sponsor: Sen. Fillmore, Lincoln

Floor Sponsor: Rep. Koford, Jill

Drafting Attorney: Steve Schaefermeyer

Fiscal Analyst: Timothy Kevin Bereece

LONG TITLE

General Description:

This bill modifies provisions related to local land use and water planning.

Highlighted Provisions:

This bill:

- defines terms;
- amends requirements for a modified feasibility request related to a proposed municipal incorporation;
- clarifies standards for county and municipal land use regulations and requirements;
- modifies requirements for an ordinance establishing a planning commission;
- modifies planning commission powers and duties;
- modifies the process for reviewing and approving a new or unlisted business use;
- establishes requirements for regulating structure height;
- requires a county or municipal legislative body to make a decision on a proposed land use regulation if the planning commission fails to make a timely recommendation;
- requires counties, municipalities, and special districts to adopt a written plan, beginning on January 1, 2028, for determining the reasonable future water requirement of the public before imposing a water exaction (written plan);
- requires the state engineer to make rules to establish standards for the written plan;
- addresses exaction for water and a land use authority's review of a land use application;
- modifies the requirement to place certain infrastructure completion assurances in an interest-bearing account;
- establishes requirements relating to development agreements;
- modifies the burden of proving that a land use authority's decision was arbitrary, capricious, or illegal;
- addresses requirements relating to an appeal or variance hearing;
- prohibits a legislative body from acting as an appeal authority;

Bill Tracking

Track this | My Legislation

Current Version: S.B. 284 S6

Substitute Sponsor: Rep. Shallenberger, David

Text

Substitute #6

Enrolled (Currently Displayed)

Fiscal Note

Documents

Comparison to Original Bill

Comparison to Sub #1

Comparison to Sub #2

Comparison to Sub #3

Comparison to Sub #4

Comparison to Sub #5

Senate Transmittal Letter 1

House Transmittal Letter 1

SB 284

What has NOT changed

- Internal ADU requirements
- Conformance to size, dimensions, height and maximum lot coverage
- Location in easements or front yard can be prohibited
- Rentals for less than 90 days can be prohibited
- Compliance to building and fire standards
- Owner occupancy requirements
- Prohibit more than 1 ADU (of any kind) on a lot

What CANNOT be regulated

- Any lot where a single-family dwelling is a permitted use over 11,000 sq. ft. must allow detached ADUs
- Conditional use permits prohibited
- Require more than 2 on site parking spaces for ADUs over 650 sq. ft.
- Require more than 1 parking space for ADUs less than 650 sq. ft.
- Design standards beyond what applies to single-family homes

SB 284

SB 284

What CAN be regulated

- Conformance to size, dimensions, height and maximum lot coverage
- Setbacks that can consider:
  - Proximity to property lines and structures
  - Easements
  - Window orientation
  - Massing
  - “Other elements”
- Design consistent with the single-family dwelling
- Permit detached ADUs on lots smaller than 11,000 sq. ft.
- Prohibit detached ADU from being larger than single-family dwelling
- Require detached garages converted to ADUs to require other parking for the single-family dwelling
- Prohibit detached ADUs without adequate service or access

Considerations

No CUP may be used for guesthouse regulations, limiting flexibility for things such as height and windows

On detached ADUs we cannot regulate:

- *exterior color;*
- *type or style of exterior cladding material;*
- *style, dimensions, or materials of a roof structure, roof pitch, or porch;*
- *exterior nonstructural architectural ornamentation;*
- *location, design, placement, or architectural styling of a window or door;*
- *location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;*
- *number or type of rooms;*
- *interior layout of a room;*
- *minimum square footage over 1,000 square feet, not including a garage;*
- *rear yard landscaping requirements;*
- *minimum building dimensions; or*
- *a requirement to install front yard fencing.*

We can only regulate in relation to setbacks, massing, height etc.

Current Code Compliance

Current Guesthouse Code Requirement	Conforms with SB 284	SB 284 Requirement
Allowed in Agriculture and Residential zones	No	Allowed in any zone where a single-family dwelling is a permitted use
14,250 sq. ft. minimum lot required	No	11,000 sq. ft. minimum lot
Maximum size of 35% the living area of the primary dwelling, but can be up to 1,500 sq. ft. with Planning Commission Approval	Partially	Can limit maximum size, but may not require a CUP
Guest houses located on flag lots prohibited	No	Must allow a detached ADU if over 11,000 sq ft and allows single-family *(May allow prohibition if access or services are inadequate)*
1 parking space required for ADU	Yes	Cannot require more than 1 space for ADUs under 650 sq. ft. or 2 spaces for ADUs over 650 sq. ft.

Current Code Compliance

Current Guesthouse Code Requirement	Conforms with SB 284	SB 284 Requirement
Setbacks are as directed in underlying zone but may not be closer than 10 feet from the property line	Yes	Allows for setbacks to regulate location
Exterior appearance to “retain the character of a single-family neighborhood”	No	Only allows for consistent design with the single-family dwelling. Prohibits any design standards in conflict with State Code 10-20-618
No more than 3 bedrooms in a guesthouse	No	Prohibits any design standards in conflict with State Code 10-20-618
Limits outside entrance location	Partially	OK to regulate entrance location for internal ADUs, but prohibited on detached ADUs per State Code 10-20-618
Prohibits ADU rentals less than 30 days	Yes	Allows for prohibition on rentals 90 days or less

Current Code Compliance

Current Accessory Building Code Requirement	Conforms with SB 284	SB 284 Requirement
Windows and doors prohibited within 20 feet of property line, except when CUP allows it	Partially	Setbacks may consider window placement, but a CUP is prohibited
Average wall height 16 feet maximum when within 20 feet of property line, except when allowed by CUP	Partially	Can regulate maximum height, however a CUP is prohibited
Requires pitched roof for structures over 200 sq. ft.	No	Prohibits any design standards in conflict with State Code 10-20-618

Accessory Buildings and ADUs

While these regulations do not apply to accessory structures, **detached ADUs are frequently combined with accessory structures which require a CUP** if it exceeds certain criteria.

This could be misconstrued as requiring a CUP for a detached ADU.



Common Reasons for CUP

- Floor space of detached ADU exceeds 35% of the living area of primary dwelling.
- Accessory building exceeds 60% of the footprint of the main building.
- Windows or doors within 20 feet of property line.
- Average wall height exceeds 16 feet within 20 feet of property line.

Possible Solutions

1- Keep current CUP thresholds as new regulatory limit.

2- Introduce uniform criteria, mitigations, or design standards for when the current CUP threshold may be exceeded.

3- Modify or expand current CUP thresholds as a new regulatory limit.

Possible Guesthouse Regulations

Setbacks

- Detached ADU setbacks limited to building envelope of the zoning district or create ADU building envelope
- Neighboring use context based setbacks
- Increased setback requirements if windows are present on that façade
- Minimum separation from other structures on adjacent properties

Massing

- Limit number of stories
- Limit maximum building width and length
- Require step backs for upper floors
- Introduce a minimum allowed height

Size

- Modify maximum allowed square footage
- Introduce a minimum allowed size

Bill Text

10-21-304(Effective 10/01/26). Detached accessory dwelling units.

(1) (a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.

(b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.

(2) A land use regulation described in Subsection (1) shall:

(a) require that a detached accessory dwelling unit comply with all applicable building, health, and fire codes; and

(b) include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit subject to applicable:

(i) dwelling and accessory structure setback requirements; and

(ii) building, health, and fire codes.

(3) A land use regulation described in Subsection (1) may not:

(a) require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;

(b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;

(c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or

(d) include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.

(4) A land use regulation described in Subsection (1) may:

(a) require a detached accessory dwelling unit to:

(i) conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage;

(ii) conform to setback requirements, that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements; and

(iii) be designed consistent with the design of the single-family dwelling;

(b) prohibit a detached accessory dwelling unit from being:

(i) larger in size than the single-family dwelling located on the same lot or parcel;

(ii) located within a public utility easement or other recorded easement;

(iii) located in a front-yard area of a lot or parcel; or

(iv) rented for less than 90 consecutive days;

(c) require that the owner of a lot or parcel where a detached accessory dwelling unit is located reside in the detached single-family dwelling or detached accessory dwelling unit located on the lot or parcel;

(d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;

(e) prohibit more than one accessory dwelling unit on a lot or parcel; and

(f) prohibit a detached accessory dwelling unit if:

(i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or

(ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.

(5) This section does not supersede:

(a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;

(b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or

(c) a land use regulation or administrative action that:

(i) is not prohibited by law; and

(ii) relates to a detached accessory dwelling unit.

Thank You