

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MAY 26, 2026

FILE OVERVIEW

Item Name	Veendendaal Detached Shop Conditional Use Permit
Address	11739 S 1220 W
File Number	PLCUP202600078
Applicant	Chip Galloway
Property Owner	BLAKE VEENENDAAL
Staff Author	Miguel Aguilera

PROPERTY OVERVIEW

Acreage	0.85 acres
Recorded Subdivision	Eddie Nelson Subdivision
Current Zone	Single-Family Residential 1.8 units/acre (R-1.8)
Current Land Use	Stable Neighborhood (SN)
Property to the North	R-1.8, SN
Property to the East	R-1.8, SN
Property to the South	City of Riverton boundary
Property to the West	R-1.8, SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve a Conditional Use Permit (CUP) for a detached building. It will exceed the height of the existing primary dwelling on the property. Staff is recommending approval of the application.

TIMELINE

- **April 22, 2026**, the applicant submitted a complete CUP application to Staff for review. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application to assure it conforms to applicable city regulations.

REPORT ANALYSIS

Application Summary:

The applicant is requesting CUP approval for the construction of an accessory shop (Veenendaal Shop) to be built in the northeast corner of the rear yard. The CUP is required because the proposed structure's height will exceed that of the existing single-story primary dwelling. The primary dwelling is a small rambler compared to neighboring residential buildings. At 25 feet tall to its highest point, the accessory building adheres to the maximum height limit permitted under the current residential zone guidelines. The proposed structure features a footprint of approximately 1,600 square feet, which remains below the primary residence's 1,800-square-foot footprint. All other applicable accessory structure standards, including setback requirements, are met or by the proposed building.

The provided site plan shows the detached garage will be set back 12 feet from the nearest property lines and situated approximately 60 feet away from the primary dwelling. Due to grading differences, the building's exterior heights will vary, measuring 25 feet along the north elevation and 18 feet on the south elevation. The south elevation will also feature a porte-cochère extending outward from the main building into the property's rear yard. Internally, the shop will feature three levels: the basement level will contain a mechanic room, the main level will house garage space, a bathroom, and a private gym, and the second story will be utilized exclusively for storage. Neither the applicant nor the owner have indicated they will finish the second level into an accessory dwelling unit.

FINDINGS AND RECOMMENDATION

Findings:

- The accessory garage will not have any windows on the left elevation, the façade nearest to the property line. The south (front) elevation will have a window that will be over 20 feet away from the property line.
- The plans do not include an accessory dwelling unit. Should the property owner decide in the to incorporate an ADU guesthouse at some future point, the property meets the zone and acreage requirements to do so.

- The shop’s chimney will extend two feet past the ridge line of the roof. This is considered an architectural projection and is not included in the overall height of the building.

Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.40](#) and [§17.130.030](#).

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

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 cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

Motion Ready:

I move that the Planning Commission approves:

1. File NO. PLCUP202600078, the Veendendaal Detached Shop Conditional Use Permit.

Alternatives:

1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Notice Buffer Map
4. Attachment D, Site Plan
5. Attachment E, Building Elevations

Attachment A

Veendendaal Garage Location

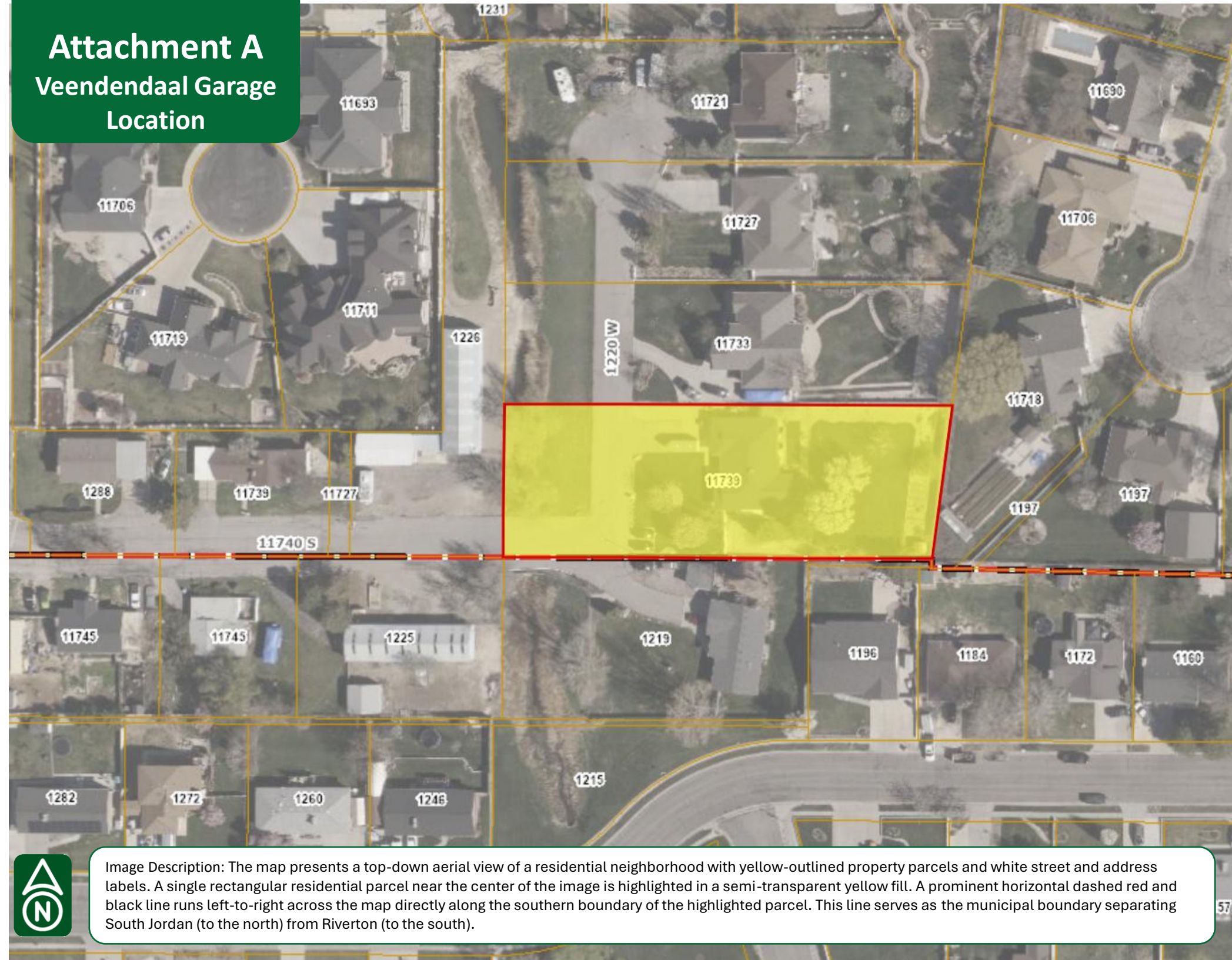


Image Description: The map presents a top-down aerial view of a residential neighborhood with yellow-outlined property parcels and white street and address labels. A single rectangular residential parcel near the center of the image is highlighted in a semi-transparent yellow fill. A prominent horizontal dashed red and black line runs left-to-right across the map directly along the southern boundary of the highlighted parcel. This line serves as the municipal boundary separating South Jordan (to the north) from Riverton (to the south).



Attachment B

Veendendaal Garage Zone Map

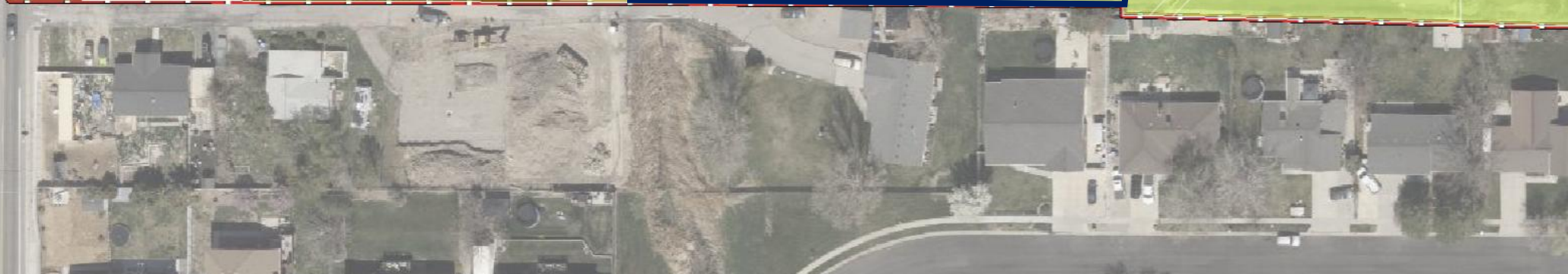
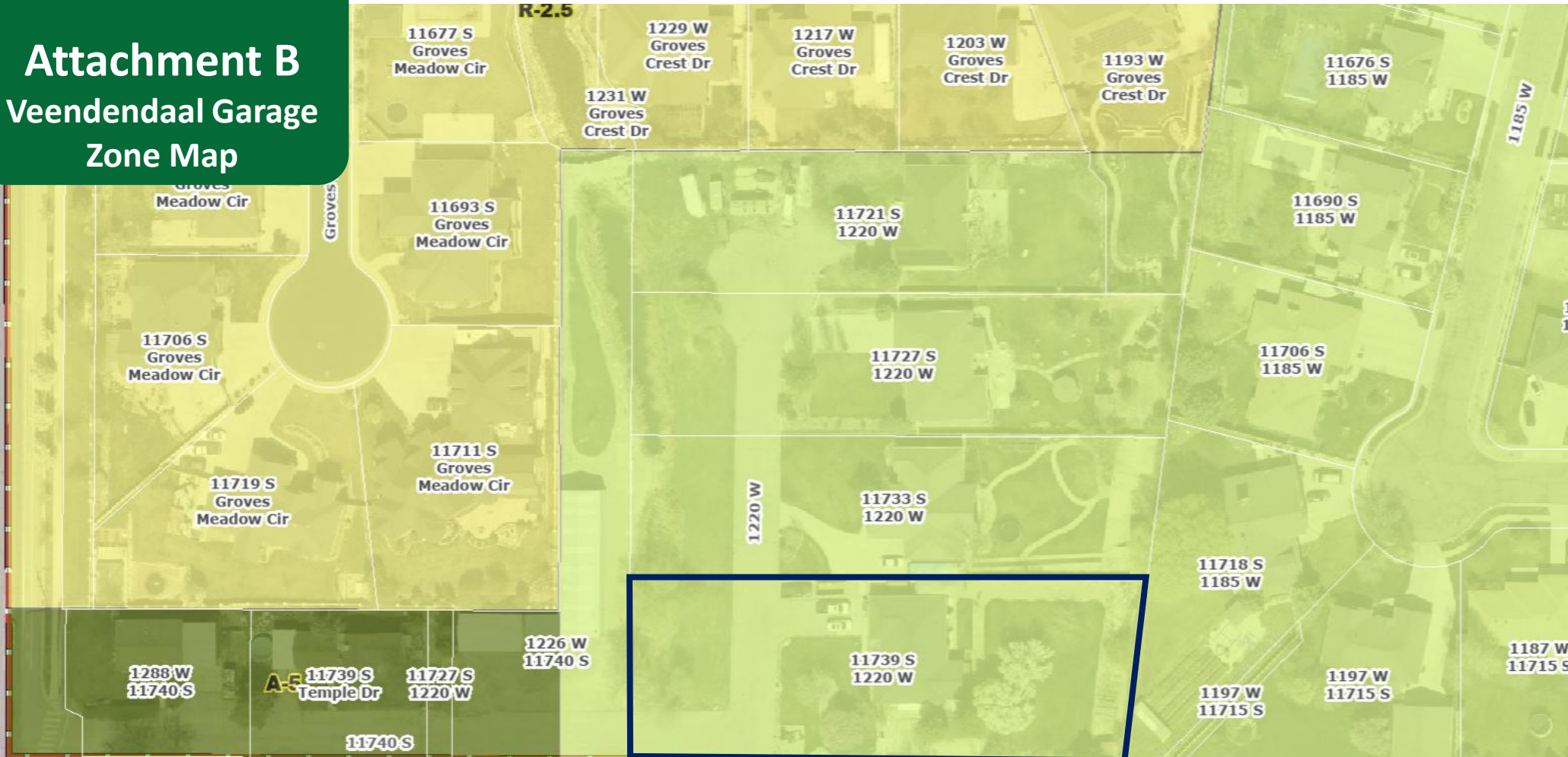


Image Description: This aerial zoning map displays the color-coded municipal zoning districts for a residential neighborhood in South Jordan, Utah, situated just north of the unshaded Riverton municipal boundary line. The subject property at 11739 S 1220 W is highlighted near the bottom-center by a thick, dark blue outline and sits entirely within a dominant light lime green zoning district that covers the immediate northern and eastern neighbor parcels. To the west, the map transitions into two separate zoning designations: a yellow-gold residential district (labeled R-2.5 near the top) encompassing a cul-de-sac, and a smaller dark olive green agricultural district (labeled A-5) running along the southern municipal border. The map provides critical context for a conditional use permit by illustrating how the subject parcel integrates into the surrounding zoning framework while directly bordering a different city jurisdiction along its southern property line.



Attachment C

Veenendaal Garage

Notice Map

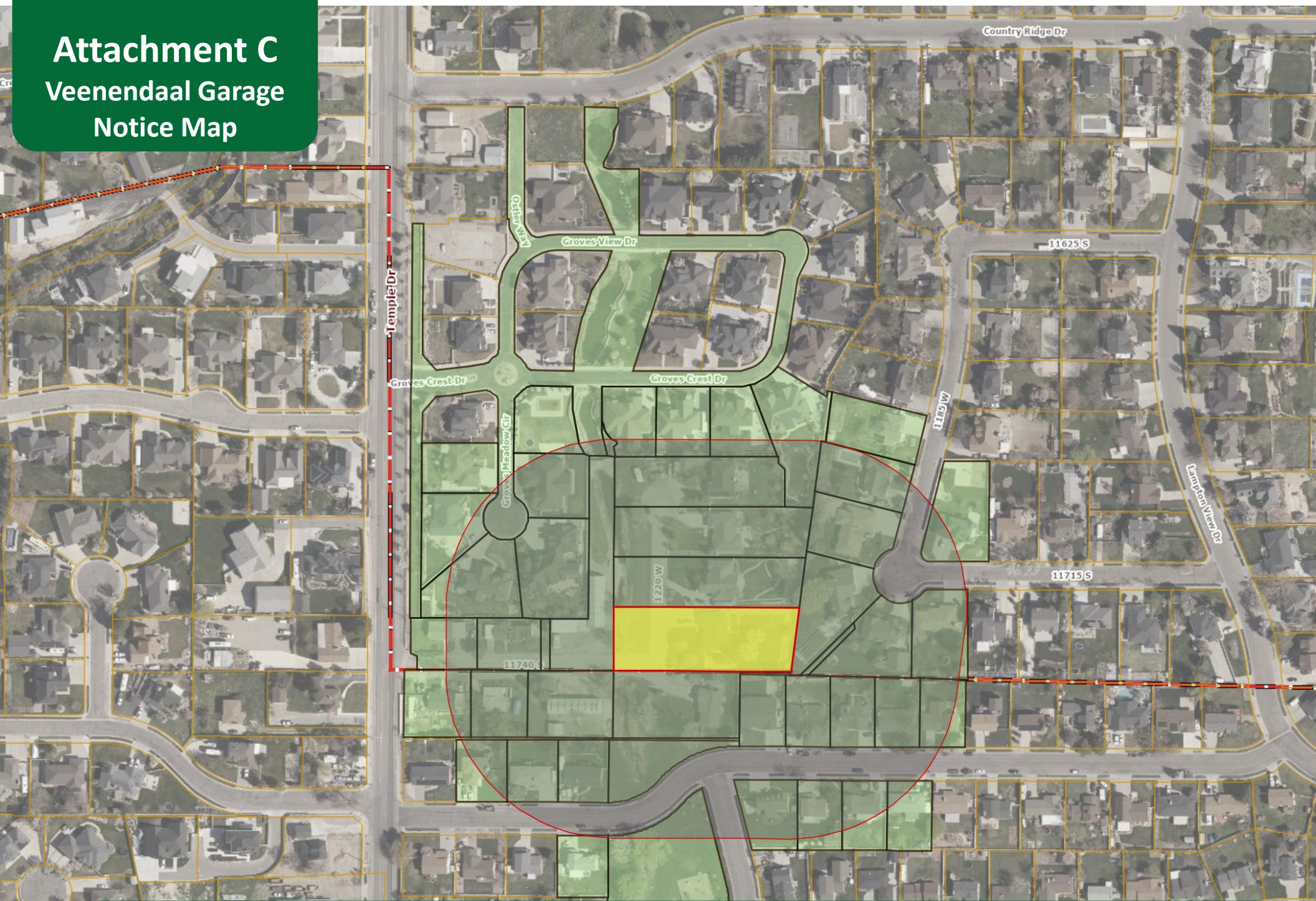


Image Description: aerial satellite view overlaid with parcel lines and a public notification boundary. The subject property is highlighted as a bright yellow rectangular lot outlined in red, located near the center-bottom of the primary map area. A large, circular red boundary line extends outward from this subject property, establishing a uniform radius buffer that intersects dozens of surrounding residential lots. Parcels that fall partially or completely within this notification buffer, as well as several lots stretching northward toward Groves View Dr, are shaded in a semi-transparent light green overlay to indicate they are included in the public notice mailing zone.

Attachment D

Veenendaal Garage

Site Plan

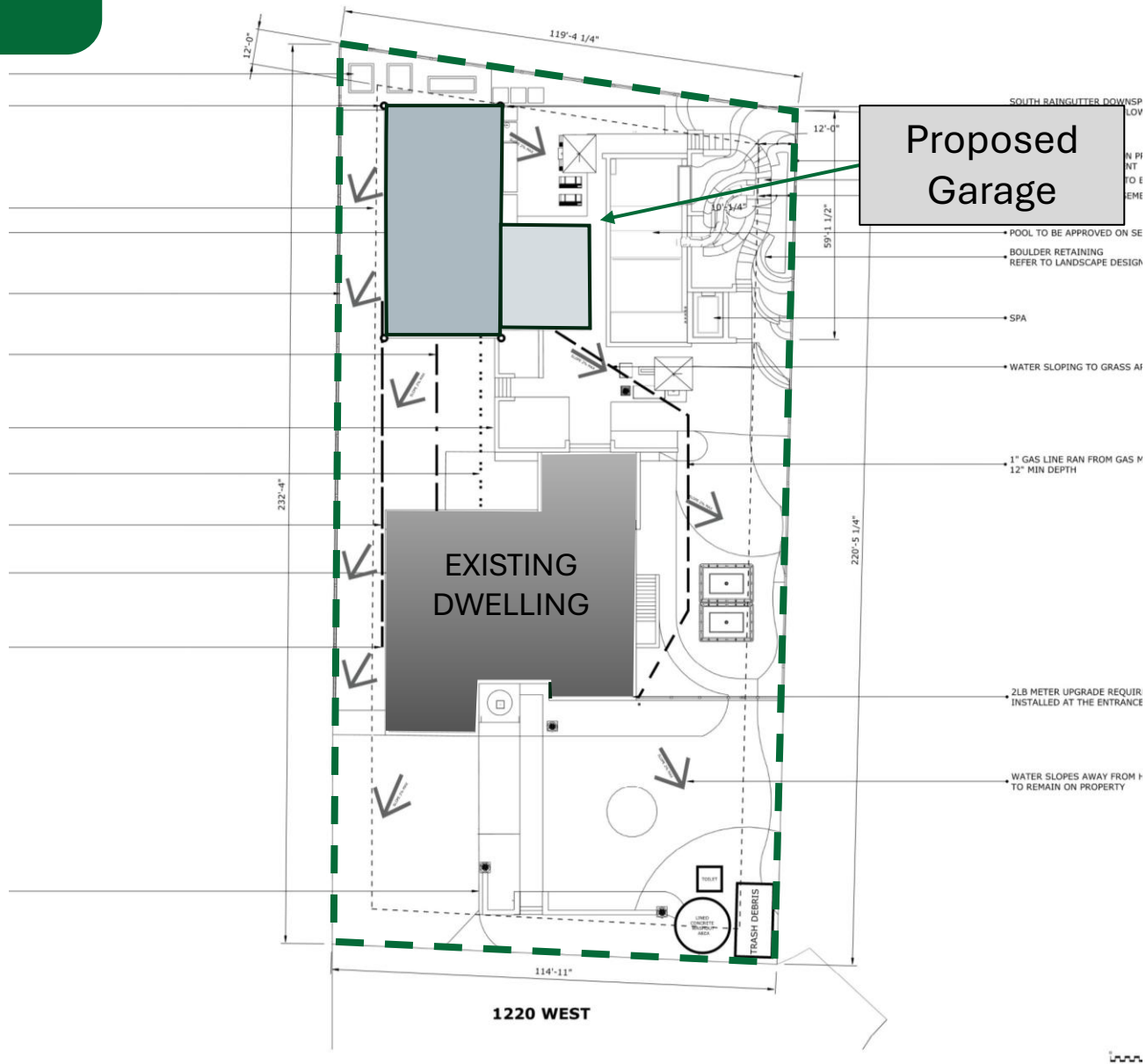
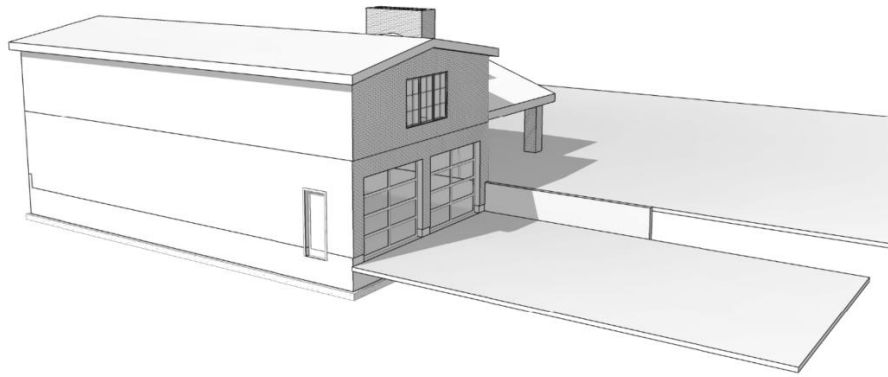


Image Description: A top-down technical plot map outlining property boundaries with a green dashed line. A large grey rectangle near the front (bottom) of the lot denotes the "EXISTING DWELLING" facing 1220 West. At the rear (top) of the deep lot, a secondary grey structure is explicitly highlighted by a callout box as the "Proposed Garage," featuring the main garage massing and the adjacent carport footprint. Arrow indicators show the grading and water drainage directions across the property, while fine text lines label utility features like gas lines, water slope, and outdoor amenities.

Attachment E

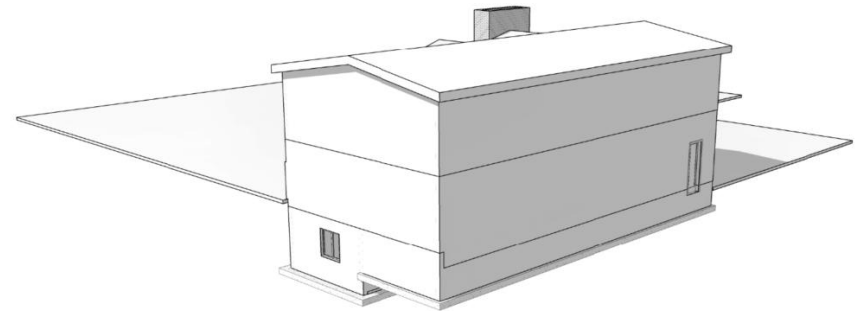
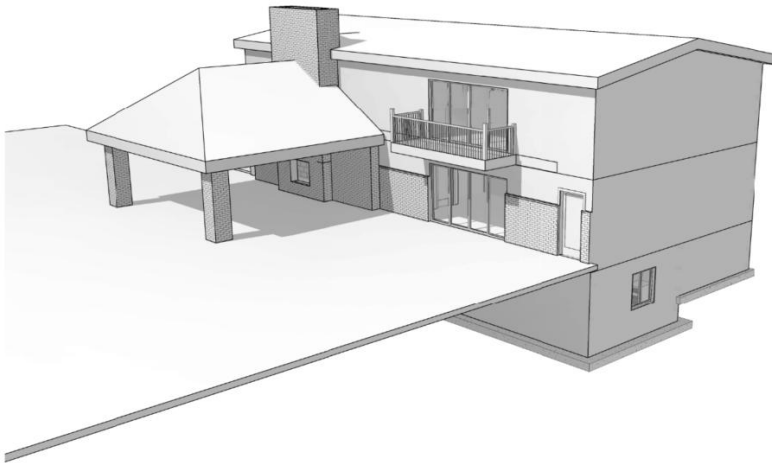
Veenendaal Garage Elevations



1 Front Left Perspective
(24"x36" Sheet)



2 Front Right Perspective
(24"x36" Sheet)



3

Image Description: The top-left view shows a "Front Left Perspective" emphasizing the long, mostly solid side wall stretching back from the two glass-paneled garage doors. The top-right "Front Right Perspective" replicates the previous colored rendering, showing the garage doors, chimney, carport, and balcony. The bottom-left view offers a close-up right side perspective highlighting the open carport, chimney, sliding glass doors, and balcony facade. The bottom-right view illustrates the rear and left side of the structure, revealing a mostly solid, two-story back wall with a couple of small, isolated windows.

Attachment F

Veenendaal Garage

Rendering

Venedahl Garage

11739 S 1220 W
South Jordan, UT, 84095

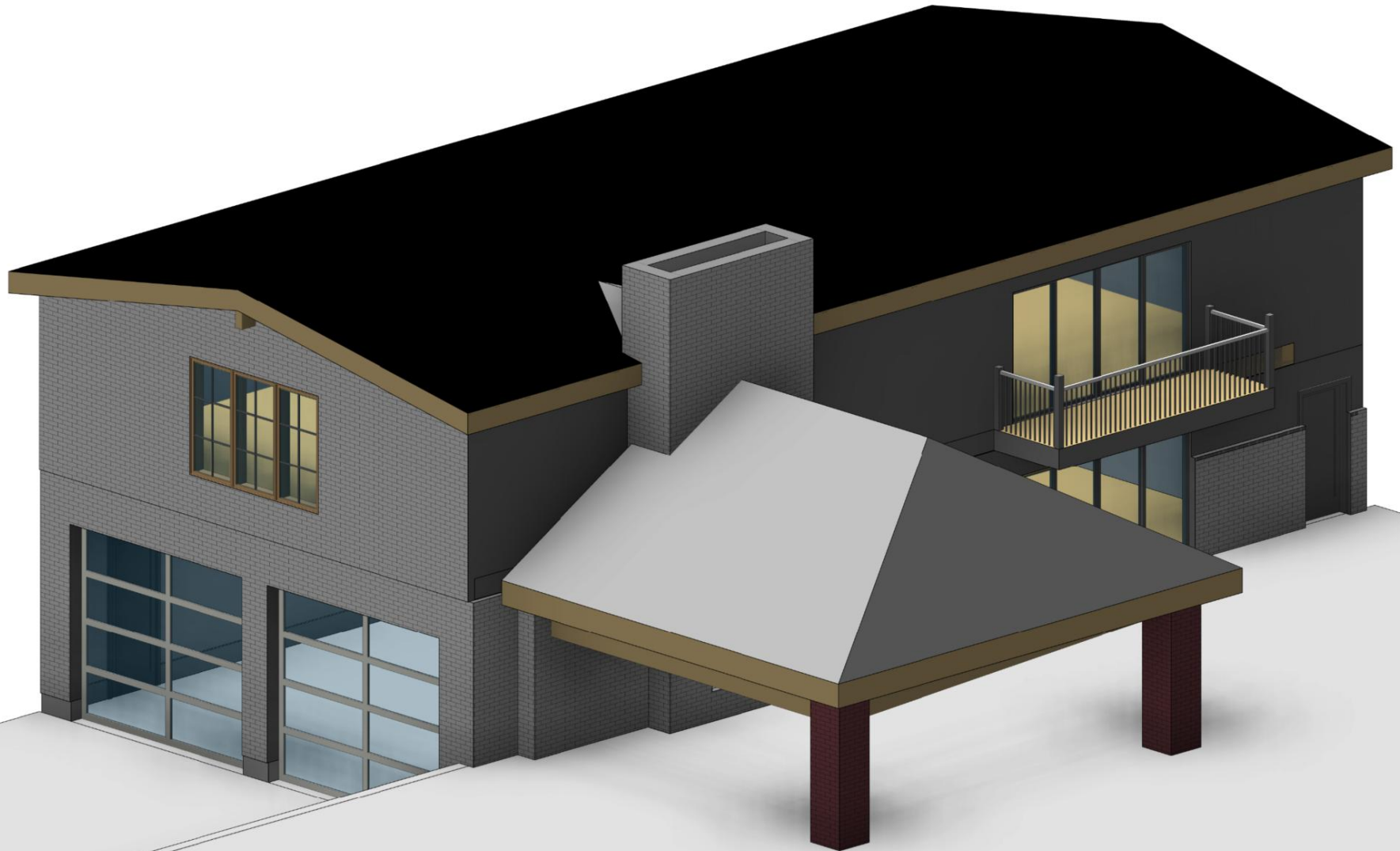


Image Description: An architectural 3D rendering depicts "Venedahl Garage" in South Jordan, Utah, featuring a modern two-story building with a multi-tonal grey exterior. The left side includes a light grey brick first floor with two glass-paneled garage doors beneath a dark grey upper level. An open-sided carport with a light grey hipped roof and thick, dark reddish-brown pillars extends from the front center next to a prominent concrete chimney. The right side of the structure has dark grey siding, large sliding glass doors on both levels, and a small second-story balcony.