

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 14, 2026

FILE OVERVIEW

Item Name	Horseshoe Accessory Building - Conditional Use Permit
Address	2523 W. Horseshoe Cir.
File Number	PLCUP202600070
Applicant	Kirk Young
Property Owner	Horseshoe Farm LLC
Staff Author	Damir Drozdek
City Engineer	N/A
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	1.96 acres
Recorded Subdivision	Bonanza Acres 1
Current Zone	R-1.8 (Single-Family Residential, 1.8 lots per acre)
Current Land Use	SN (Stable Neighborhood)
Property to the North	R-1.8, Single-Family Residence
Property to the East	R-1.8, Single-Family Residence
Property to the South	R-1.8, Single-Family Residence
Property to the West	R-1.8, Horseshoe Circle Road

ITEM SUMMARY

The applicant proposes a detached, accessory shop and storage building on the east end of the property. Staff recommends approval.

TIMELINE

- On April 8, 2026, the applicant submitted a complete conditional use permit application to Staff for review. The application was reviewed twice to address all Planning staff comments.

REPORT ANALYSIS

Application Summary:

The applicant proposes to construct a detached accessory building on the property located at 2523 West Horseshoe Circle. The building will be located at the eastern end of the property within the rear yard. It will be approximately 15 feet from the north property line, about 20 feet from the east property line, and significantly farther from the south property line.

The proposed structure is a two-story building intended primarily as a hobby shop and storage area for personal vehicles and trailers. The main floor will consist primarily of an open garage area, while the second floor will provide open shop and storage space. The building will be constructed of steel with a rock wainscot exterior.

Architectural Standards for Accessory Buildings

City Code §17.40.020(1)(3) provides that accessory buildings may not exceed the following standards unless approved by the Planning Commission through a Conditional Use Permit:

- Accessory buildings may not be taller than the main dwelling.
- In the R-1.8 Zone, the footprint of an accessory building may not exceed that of the main dwelling.
- No second-story openings (windows or doors) are permitted within 20 feet of a property line.
- The average wall height may not exceed 16 feet above grade.

The proposed building complies with only one of these standards—the prohibition on second-story openings within 20 feet of a property line—as discussed below:

- According to the applicant, the existing dwelling is approximately 17 feet tall at the roof peak and 20 feet at the highest point, while the proposed accessory building will have a maximum height of approximately 25 feet.
- According to the Salt Lake County Assessor, the footprint of the existing dwelling is approximately 2,855 square feet. The proposed accessory building will have a footprint of approximately 8,400 square feet.

- The submitted plans do not include second-story windows or doors on the north or east elevations. The applicant has also confirmed that no second-story windows or doors are proposed.
- The proposed building includes walls approximately 21.5 feet in height on all four elevations, exceeding the maximum permitted average wall height of 16 feet.

City Code §17.40.020(l)(3)(e): The Planning Commission may approve such applications if the applicant can "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')."

FINDINGS AND RECOMMENDATION

Findings:

- Although the proposed building exceeds the height of the main dwelling, this is not unusual given that the existing home is a single-story rambler. The subdivision was developed in the 1970s and today contains a mixture of older single-story homes and newer two-story residences.
- Staff identified a comparable accessory building at 2612 West Horseshoe Circle. That structure is approximately 25 feet tall while the main dwelling is approximately 19 feet at its highest point. The Planning Commission approved a Conditional Use Permit for that building in June 2021. The staff report for that application also identified at least two other accessory buildings in the neighborhood that were similar in size.
- The applicant submitted a map identifying several large accessory buildings in the surrounding neighborhood with footprints comparable to the proposed building.
- The accessory building at 2612 West Horseshoe Circle also has an average wall height exceeding 16 feet, demonstrating that similar structures already exist in the area.
- According to the applicant, the neighborhood Architectural Review Committee has reviewed and approved the proposal (see attached email). Although there is no formal homeowners association, the neighborhood has an Architectural Review Committee administered by local residents.
- The large lot sizes throughout the neighborhood help minimize the visual and functional impacts of larger accessory buildings by providing substantial separation between structures.
- Based on the surrounding development pattern and the presence of similar accessory buildings in the neighborhood, staff has not identified any detrimental impacts associated with the proposed building. Staff therefore finds that the proposal is consistent with the character of the surrounding area.

Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.18.050](#).

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:

Planning Commission Review and Action (§17.18.050. F.):

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.

Motion Ready:

I move that the Planning Commission approve:

1. File PLCUP202600070, Horseshoe Accessory Building, based on the findings in the staff report.

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, Building Rendering
4. Attachment D, Building Elevation
5. Attachment E, Floor Plans
6. Attachment F, Site Plan
7. Attachment G, Neighborhood Conditions
8. Attachment H, ARC Approval Letter