

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Peck Detached Garage Conditional Use Permit
Address	11756 S Gold Dust Dr
File Number	PLCUP202600093
Applicant	Sadi Thompson Peck
Property Owner	DANIEL ANDREW PECK (JT); SADI
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	1.41
Recorded Subdivision	Bonanza Acres 3
Current Zone	Single-Family Residential R-1.8 units/acre
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone (R-1.8), Current Land Use (SN).
Property to the East	Zone (R-1.8), Current Land Use (SN).
Property to the South	Zone (R-1.8), Current Land Use (SN).
Property to the West	Zone (R-1.8), Current Land Use (SN).

ITEM SUMMARY

The applicant is requesting the City approve a Conditional use Permit for an accessory structure that includes an accessory dwelling unit. Staff is recommending approval of the application.

TIMELINE

- **May 20, 2026**, the applicant submitted a complete conditional use permit application to Staff for review. The application was revised twice to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

Application Summary:

The applicant proposes constructing a two-story detached accessory garage with an second-level Accessory Dwelling Unit (ADU) in the southwest corner of the property. It will have a square footage of 3,744 sq. ft. The structure is designed to the maximum allowable accessory building height of 25 feet, and will maintain a 12-foot setback from both the south and west rear/side property lines.

Conditional Use:

Pursuant to Chapter 17.40.1.3.c of the municipal code, detached accessory structures with average wall heights exceeding 16 feet or second-story windows situated within 20 feet of a property line require Conditional Use Permit (CUP) approval. Because the proposed structure features wall heights over 16 feet and upper-story windows on the west and south elevations located 12 feet from the property line, a CUP is required. The intent of this CUP is to evaluate potential detrimental effects from the proposed structure onto neighboring properties, and to find mitigation measures of such effects. Current satellite map data shows that the two nearest neighboring properties to the proposed garage do not have any habitable structure within proximity. Moreover, the southern neighbor has a barn-like structure that could provide a buffer between the view of the second-level ADU and the interior of the property.

FINDINGS AND RECOMMENDATION

Findings:

- There is no development agreement associated with this application.
- The accessory garage and ADU will comply with all development standards other than those listed in this report.
- The proposed garage and ADU will not be situated near inhabited structures on neighboring properties.
- Staff does not anticipate detrimental effects from the proposed garage and ADU onto neighboring properties.

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 PLCUP202600093, the Peck Detached Garage 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

4. Attachment D, Site Plan
5. Attachment E, Building Elevations