



SANDY CITY COMMUNITY DEVELOPMENT

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MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Sandgren Accessory Structure (Conditional Use Permit)
9195 S. Laura Anne Way
[Community #7]

CUP04042025-006947
R-1-8
.21 acres

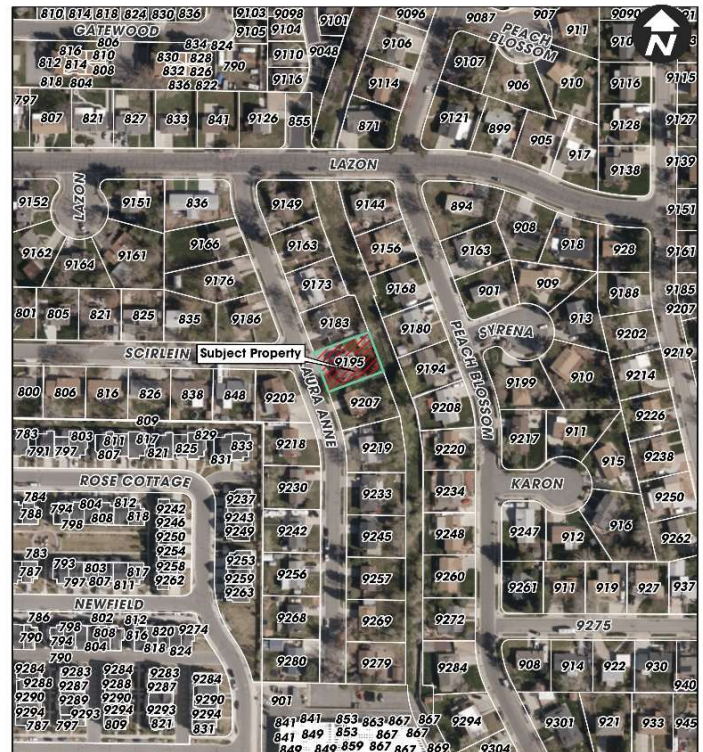
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Robyn Sandgren, is requesting approval of a conditional use permit for an accessory structure for increased size, height, and reduced setbacks for a property located at 9195 S. Laura Anne Way. The proposed structure is 924 square feet, 18 feet in height, and has a proposed two-foot setback. See application materials for details in Exhibit A and Exhibit B.

Background

The subject property is approximately .21 acres (9,030 square feet) in the R-1-8 zone. The subject property is Lot 120 in the Pebble Glen 1 subdivision. Properties to the north, south, east, and west are single family residential use zoned R-1-8. The rear of the home abuts a canal easement from the Utah Lake Irrigation Co. The easement is 33 feet wide and no longer used by the canal company.



Conditional Use Permit
CUP04042025-006947
9195 S LAURA ANNE WAY

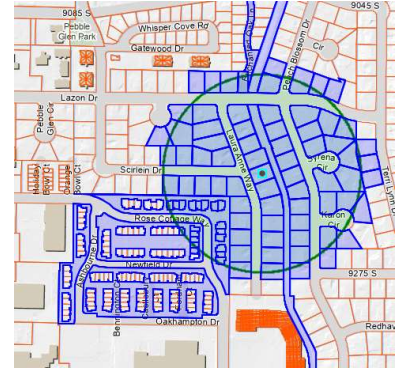
Sandy City, UT
Community Development Department

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on May 5th and three neighbors attended. There were no comments or questions during the meeting. One email was sent about the project (See Exhibit C).

Analysis

The applicant proposes to build an accessory structure in the rear yard that will be used for parking vehicles and other storage. The proposed structure is 924 square feet and 18' in height. There is an existing 80 square foot structure that will be removed. The proposed building and roofing materials do not match those of the main dwelling. The applicant is proposing to use board and batten type siding and a metal roof. The main dwelling has a typical shingle roof, and a metal roof would not be compatible. Sec. 21-11-2(a)(4)(c) states that accessory structures shall be designed and constructed as to be compatible with the architectural components of the main dwelling. There is a seven-foot easement at the rear property line. Easement release letters will need to be secured before a building permit can be issued. The property behind the home has a 33-foot easement from the Utah Lake Irrigation Co. This easement is no longer in use. The applicant is proposing to have a hard surface driveway access the structure.



Building Size

The applicant's property is in the R-1-8 zone and has approximately 9,031 square feet. By-right, the applicant is allowed up to two accessory structures with a maximum size of 750 square feet and no more than 25% of the rear yard. Section 21-11-2(a)(2)(d) of the Sandy City Development Code states that the total maximum square footage of all accessory buildings on the property may be increased up to 25% larger with permission from the Planning Commission. The applicant's proposed structure is 924 square feet and is almost the full 25% (936 square feet) increase that can be requested according to code. This structure will occupy approximately 20% of the rear yard.

Building Height and Setbacks

The proposed structure is 18 feet tall to the peak of the roof. Properties in the R-1-8 zone are allowed to build up to 15 feet in height for an accessory structure. Section 21-11-2(a)(3)(c) of the Sandy City Development Code states that a building may be built taller, up to the maximum building height for a permitted dwelling within the zone in which it is located, upon receipt of a conditional use permit from the Planning Commission. In Section 21-11-2(a)(3)(b) of the Sandy City Land Development Code it states that a detached structure exceeding 15 feet in height shall increase the minimum setback one foot for each one foot of additional height, unless otherwise approved by Planning Commission. The structure would need to be setback five feet from the side and rear property lines. The applicant is requesting to have the proposed structure be set back two feet from the north side and rear property lines.



Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
9194 S. Peach Blossom Dr.	200	3,000	6%
9180 S. Peach Blossom Dr	272	3,150	8%
9176 S. Laura Anne Wy.	335	6,680	5%
9245 S. Laura Anne Wy.	305	4,750	6%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
9195 S. Laura Anne Way	924	4,450	20%

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The proposed structure would be in the rear yard, 18 feet tall to peak and would be 924 square feet. The structure would be sited two feet from the north side and rear property line.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The applicant is proposing to have driveway access to the accessory structure.

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The proposed accessory structure, roof materials, and building materials need to be consistent with the existing home.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff is concerned that the proposed building and roofing materials are not architecturally compatible with the home. The applicant will need to update their building plan to show that building and roofing materials are compatible with the main dwelling.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for increased size and height with reduced setbacks and as described in the staff report for the property located at 9195 S. Laura Anne Way based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the proposed conditions.

3. The former canal property provides an additional buffer to other surrounding properties.
4. The proposed roof plan and orientation of the gable roof ends would reduce the visual impact of the structure near the side property line.

Conditions:

1. That the structure be located as per the enclosed site plan and is built to 924 square feet and 18 feet high from finished grade to peak of roof. The structure will be sited two feet from the north side and rear property lines.
2. That the proposed accessory structure exterior roof and building materials be revised such that they are consistent with the existing home.
3. That no portion of the proposed structure be used for livable areas nor accessory dwelling use.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
6. That this Conditional Use Permit be reviewed upon a legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP04042025-006947 - SANDGREN ACCESSROY STRUCTURE\STAFF REPORT
SANDGREN ACC STRUCTURE - CUP.DOCX

Exhibit "A"

Dear Sandy City Planning Commission,

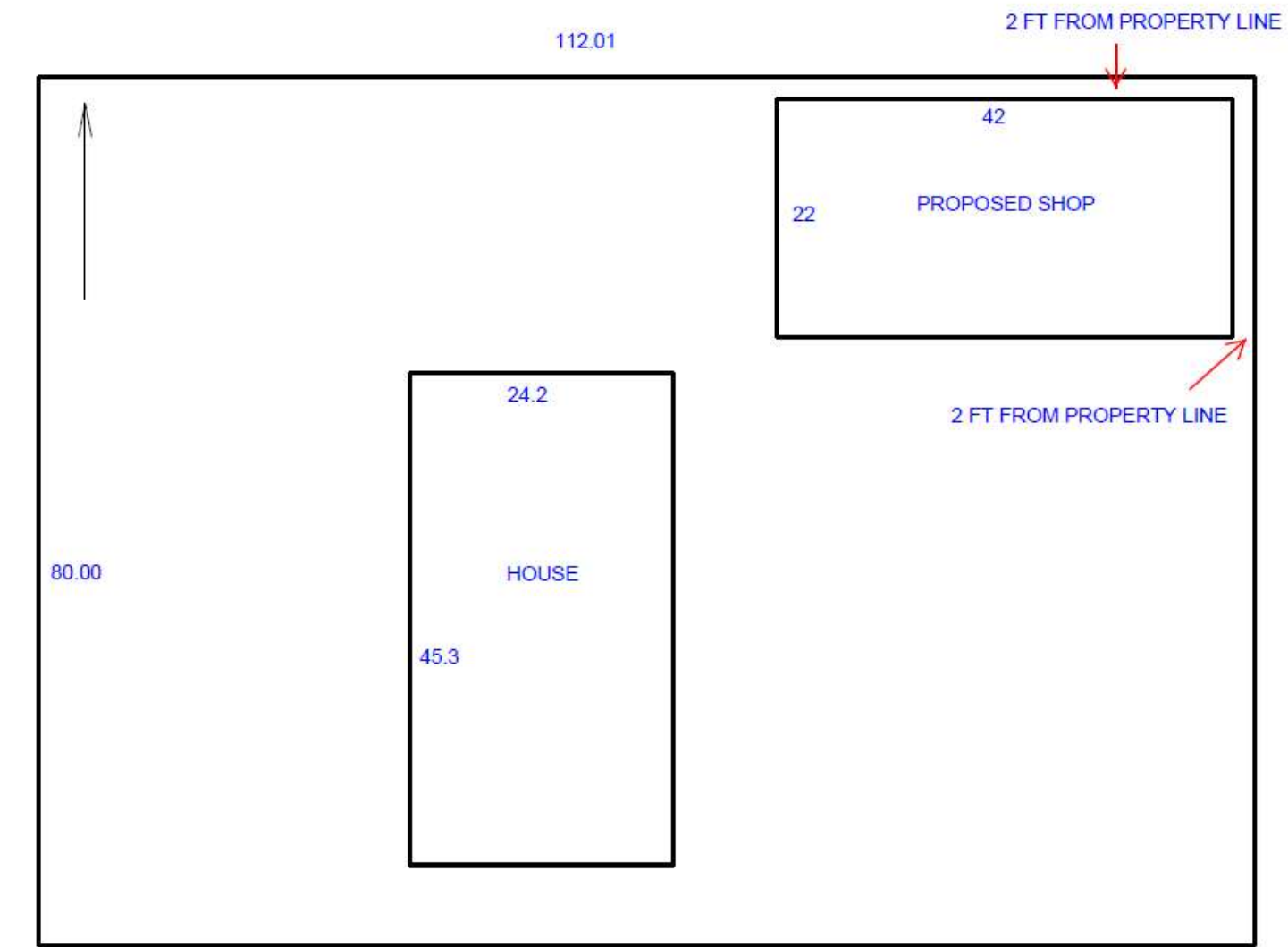
I am writing this letter in request for a conditional use permit, to build an accessory building "shop" in my rear yard. The dimensions I would like is 22x42x16, 924 square feet. I would like to build this size for additional storage for a small camp trailer, additional vehicles, as well as home storage and home projects. The material will consist of lumber, siding and a metal roof. I do not foresee any potential impacts on the neighborhood. It will be in the backyard behind a fence. The front side cement pad of our property will appear more "tidy".

Thank you,

Justin Ohrn & Robyn Sandgren

04/04/2025

Exhibit “B”



		4/9/2025
Scale: 1 inch= 15 feet	File:	

Exhibit "B" Continued

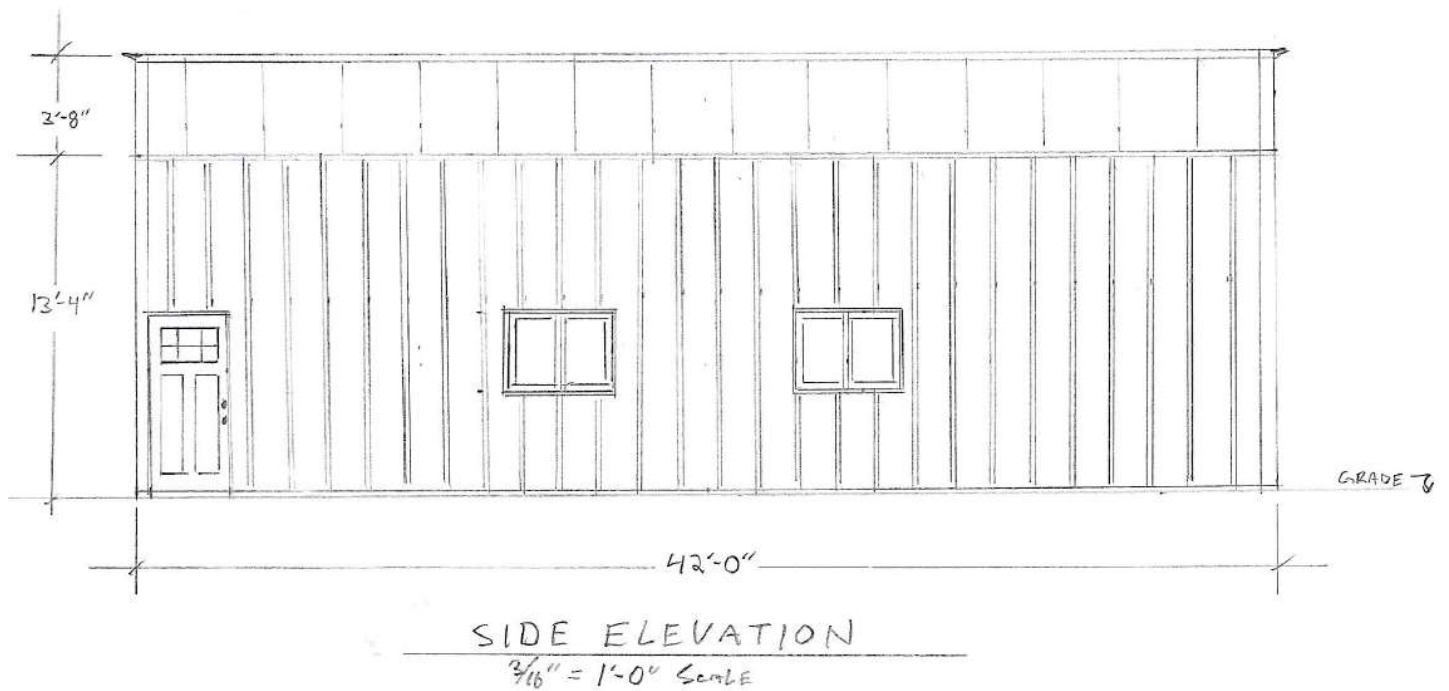
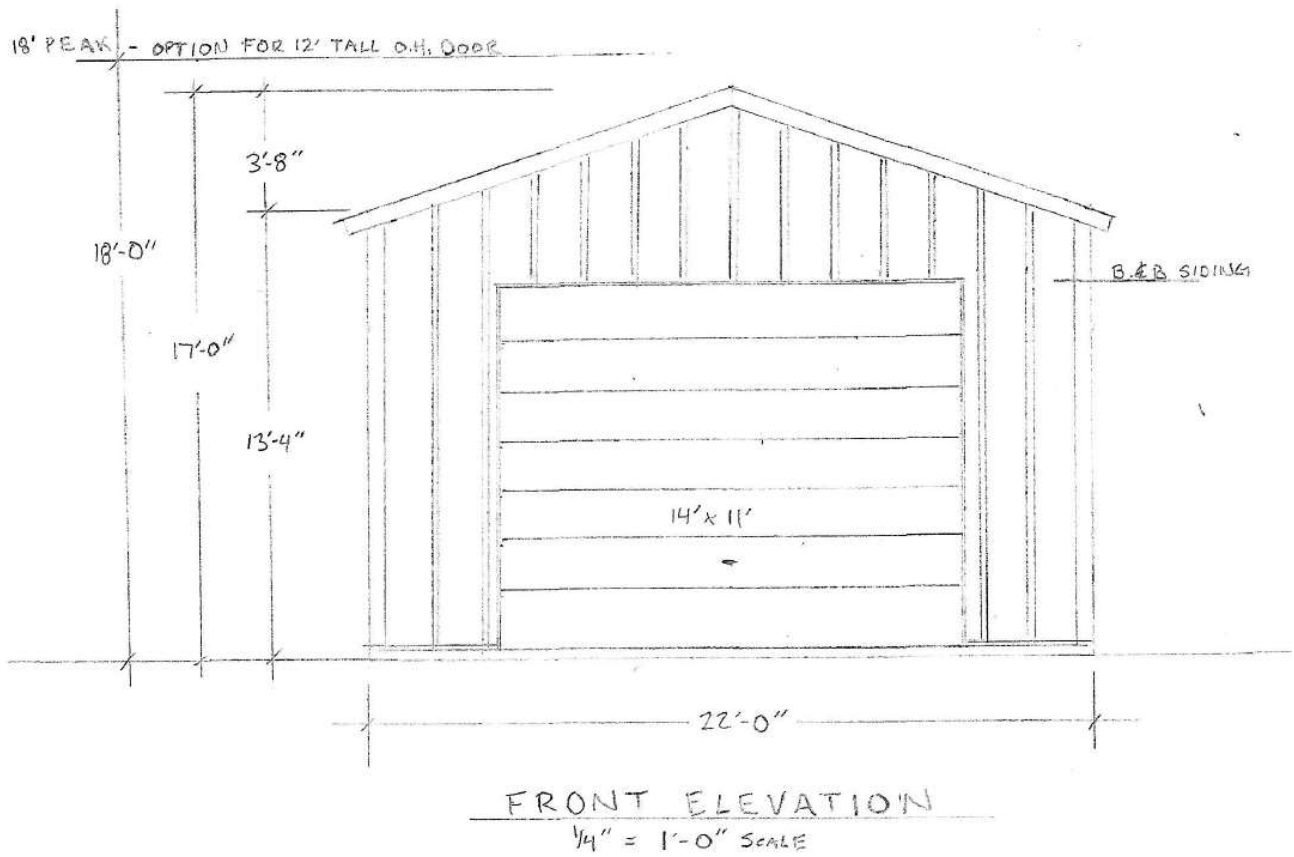


Exhibit "C"

Sarah Stringham

From: Karen Tahmoreszadeh <Tazadeh@msn.com>
Sent: Thursday, April 24, 2025 4:05 PM
To: Sarah Stringham
Subject: [EXTERNAL] Zoom meeting

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

I just got a letter from Sandy City re a zoom meeting regarding a building permit for 9195 Laura Anne Way. Is this going to be an apartment?

Thanks
Ms. Tahmoreszadeh

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