



MEMORANDUM

July 7, 2022

To: Planning Commission
From: Community Development Department
Subject: Pham Accessory Structure (Conditional Use Permit – Increased Size) CUP05282022-006336
1487 East Thistle Down Dr. Zoned SD(R-1-30A)
[Community #22]

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

DESCRIPTION OF REQUEST

The applicant, John and Melinda Pham are requesting a Conditional Use Permit to allow for a 1,650 square foot accessory structure for the property located at 1487 E. Thistle Down Dr. (See Exhibit #1 -Application Materials). The proposed structure is 18'2" height to peak and will be 30 feet wide and 55 feet long. The proposed use for the structure is for future farm animal and garage space for recreational vehicles with a proposed driveway access to be built on the west side of the property. The proposed materials include painted metal siding with a concrete pad as the base. Access to the proposed structure will be via a proposed driveway on the southwest side of the property. (See Exhibit #2– Site Plan and Construction Drawings)

BACKGROUND

The property is 0.8 acres, (37,848 square feet) in an SD(R-1-30A) zone. The subject property is lot 229 in the Bell Canyon Acres 2 Subdivision and is adjacent to single family homes zoned SD(R-1-30A) on all sides.

NOTICE

A neighborhood meeting was held on June 20, 2022. Eight residents attended the meeting and had concerns about fill that has been brought onto the property to level grade, retaining wall for changed grade and commercial business uses. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

ANALYSIS

Section 21-11-2(a)(2)(a) of the Sandy City Development Code states that the combined square footage of all accessory structures in the rear yard of a lot that's between 15,000 to 19,999 square feet. A single building shall not exceed 1,500 square feet in the SD(R-1-30A) zone (unless otherwise approved by the Planning Commission through a CUP) or 25% whichever is the lesser measurement. The property is 0.8 acres or approximately 34,802 square feet. The proposed 1,650 square foot garage/barn would comprise less than approximately 25% of the total square footage of the rear yard.

Below is a list of accessory structures and their size in the rear by vicinity.

Address	Accessory Structure	Rear Yard Area
1445 E. Thistledown Dr.	1,590	24,442
1469 E. Thistledown Dr.	1,341	21,712
1403 E. Thistledown Dr.	3,219	15,635
1436 E. Churchill Downs Dr.	1,653	26,671
1451 E. Churchill Downs Dr.	2,906	22,966
1430 E. Thistledown Dr.	4,119	21,723

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address standards 21-33-04 "1" to "15", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "1" through "15", except the following conditions that merit discussion or additional consideration by the Planning Commission:

1. Size, configuration and location of the site and the proposed site plan layout.
The proposed accessory structure will be in the rear yard, 18'2" to peak and will be 1,600 square feet.
2. Proposed site ingress and egress to existing and proposed roads and streets.
The garage will be accessed from a proposed driveway on the west side of the property.
6. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures, and other facilities.
The proposed detached garage roof material and pitch will match the existing home and will be a metal structure which is allowed by code for all properties with animal zoning
13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.
Compliance with conditions is reviewed during the building permit process.

14. Measures to ensure 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, 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 Code.

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

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for John and Melinda Pham for the property located at 1487 E. Thistledown Dr. to allow for 1,650 square foot accessory structure with as described in the application based on the following findings and subject to the conditions listed below:

Findings:

1. Staff finds that the proposed structure meets the intent of section 21-11-2 provided the applicant complies with the following conditions:
2. There is multiple similarly sized structure located within a half mile radius of the proposed structure. Staff has provided information for six similar structures.

Conditions:

1. That the proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
2. That the structure shall not be used as an accessory dwelling unit.
3. 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.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.



Brynn Bohlender, Zoning Technician

Exhibit #1 – Application Materials

John Van Pham
1487 Thistledown Dr
Sandy, UT 84092
May 28, 2022

Sandy City - Community Development
10000 Centennial Parkway
Sandy, Utah 84070

Dear Sandy City:

We would like to construct a barn/shed in our backyard. We would like the structure to be 55 feet by 30 feet, with a side wall height of 14 feet, and a peak height of 18 feet 2 inches. The purpose of this detached structure will be to house 1-2 miniature horses, 1 camper trailer, 1 ATV, and business supplies.

Example of the business supplies we are interested in storing include cardboard boxes, crinkle paper, cardstock, printer paper, candles, salts, bath bombs, and shower steamers. These are small items and no more than 50% of the structure will be used for storage.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Van Pham', with a long horizontal flourish extending to the right.

John Van Pham

Exhibit #2 – Site Plan and Construction Drawing

Mark Weron - concern over fill being brought in

Melinda - Plans on building a retaining wall, will keep drainage on their property. They've brought in 20 - 30 dump trucks, want another 10 maybe.

Mark Weron - Asked if it would be used for a residence or commercial use.

Melinda - Will not be used for housing. Used for personal and business storage.

Mark Weron - Will it encroach into bridal paths?

Melinda - No, it will not.

Discussion on unique area and whether they will have horses.

Melinda - They may add 2 horses. They brought in the fill to flatten out the yard. They may terrace it. Will talk with neighbor and talk about a solution.

Mark - concerned about sluffing dirt.

Kate - What kind of fence?

Melinda - open style fence 3-4' in height.

Kate - Asked about what type of vehicles would be making deliveries?

Melinda - will be using delivery trucks like amazon.


Michael McLelland - Asked about the commercial use. This area is set up for commercial uses. Concerned about traffic and that used by dump trucks.

Melinda - This is a home occupation. Low impact use. No customers coming to the site.

Meg Allen - Asked about where deliveries would come from. and whether there would be windows to the structure.

Melinda - Won't use bridal paths for deliveries. Will be dropped off at the front of the home.

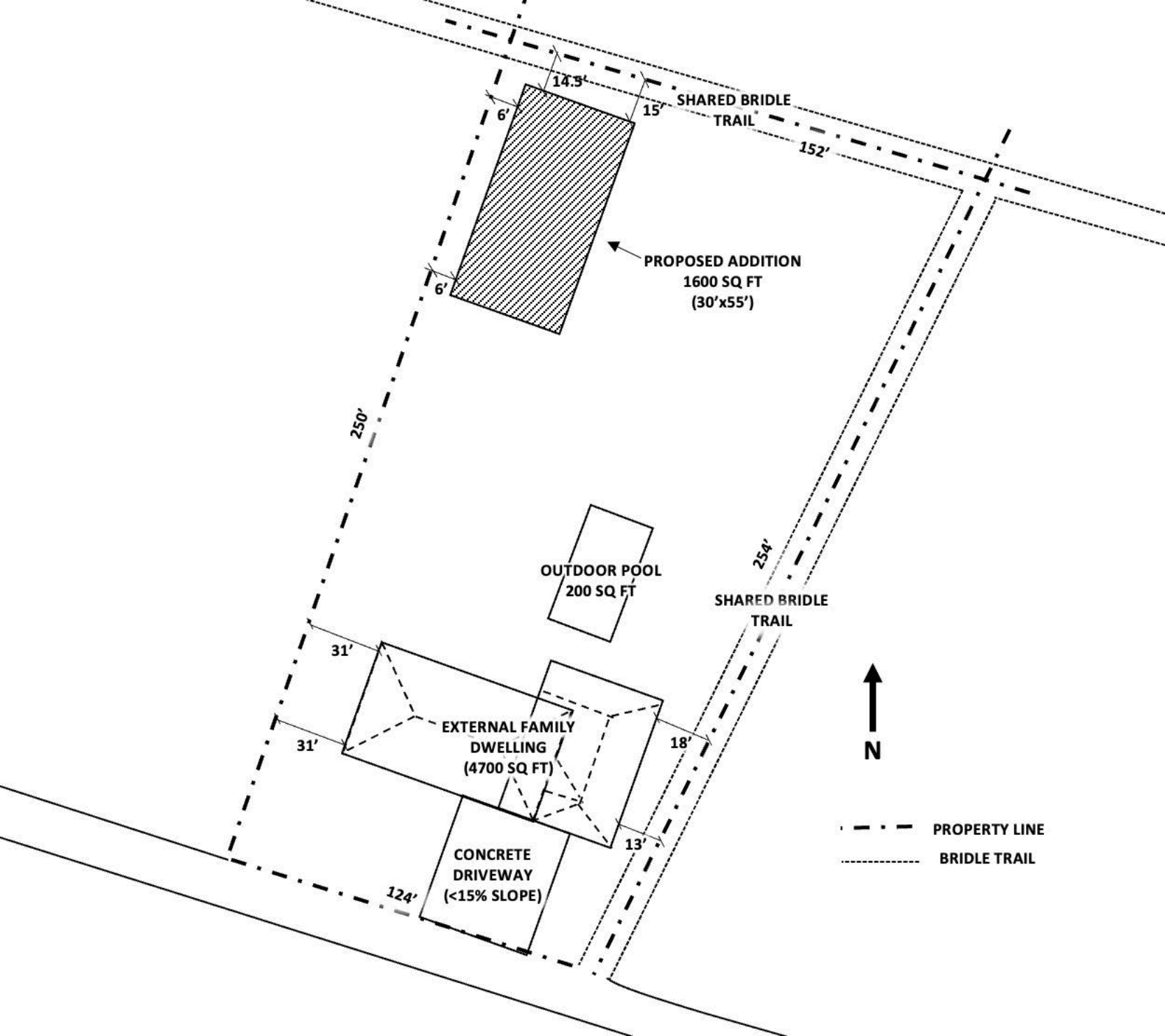
Some discussion about adding on a porch, Melinda said they won't worry about it for now.



1487 E Thistledown
Dr, Sandy, UT 84092

E Thistledown Dr

n Dr



ELEVATIONS

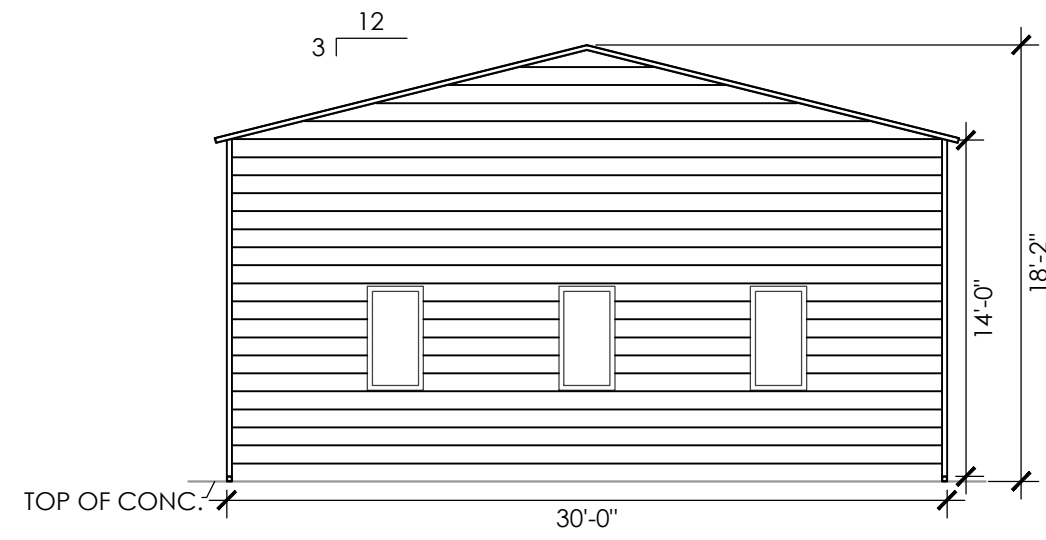
SHEET TITLE:

PROJECT TITLE: 1487 EAST THISTLEDOWN DR. SANDY, UT 84092

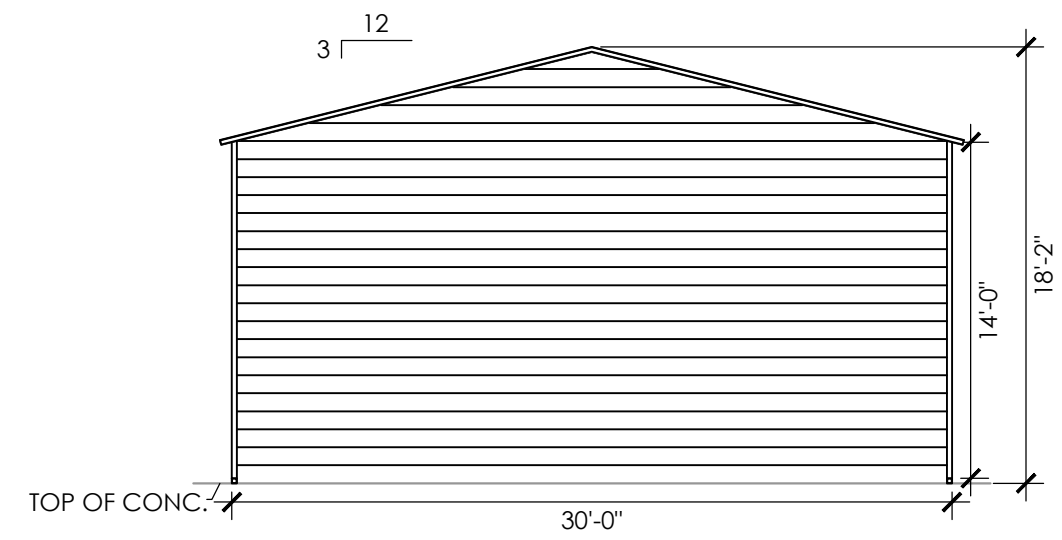
MELINDA BAKER PHAM

METAL BUILDING MANUFACTURER

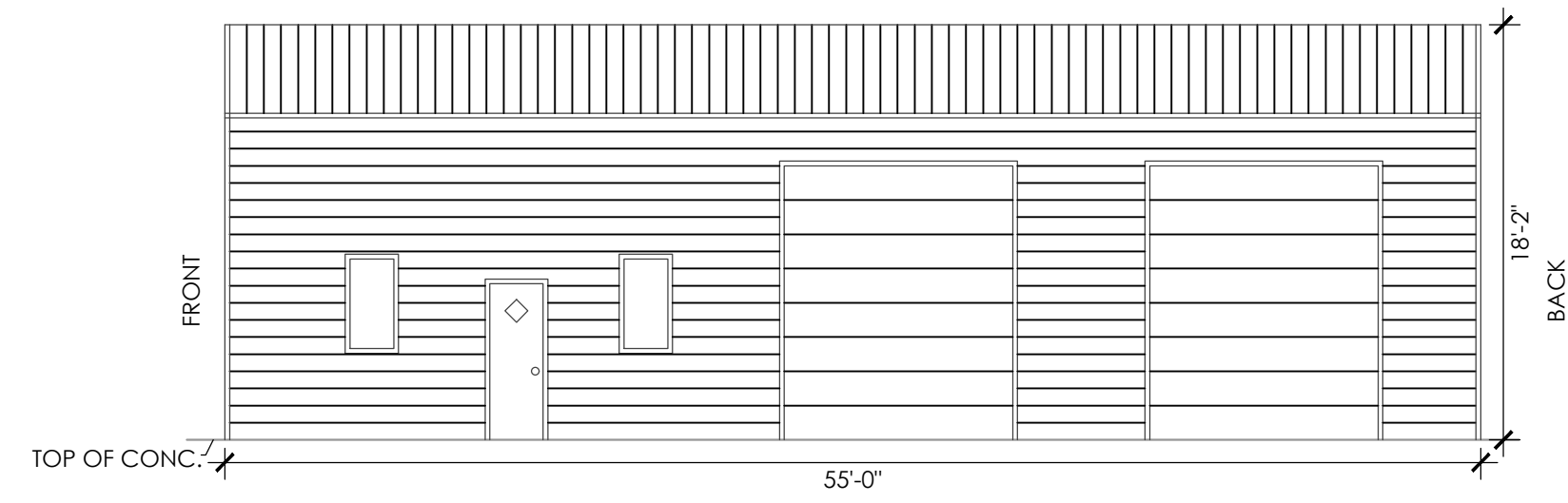
 Quality Carpents, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167



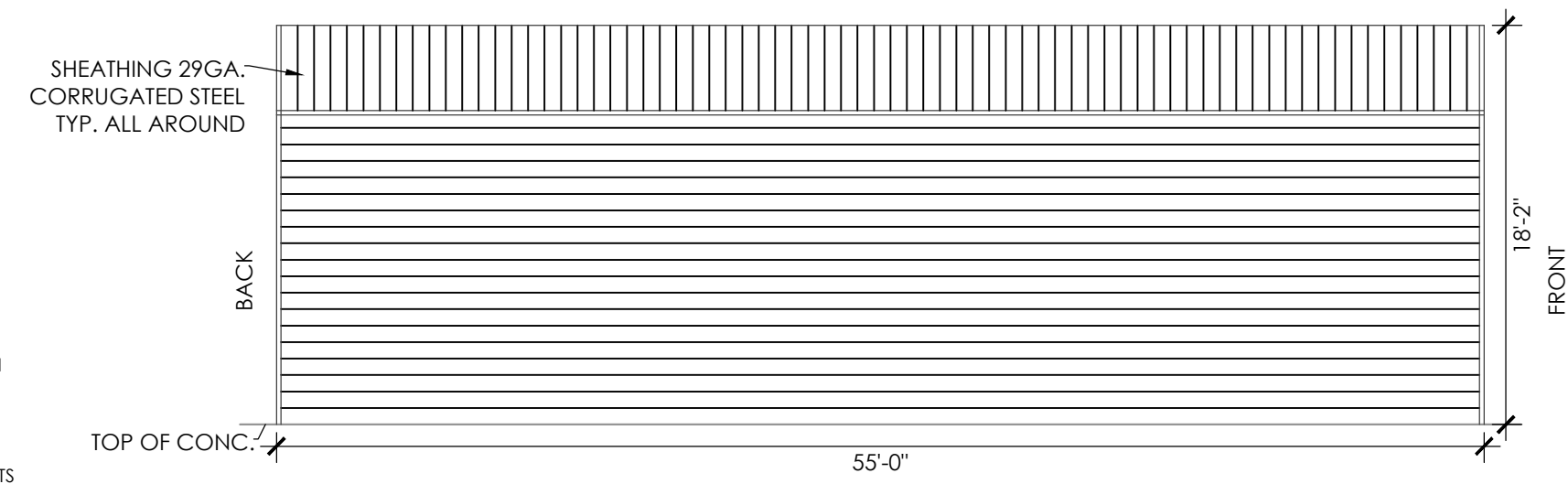
FRONT END WALL ELEVATION
SCALE: 1/8" : 1'



BACK END WALL ELEVATION
SCALE: 1/8" : 1'



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'



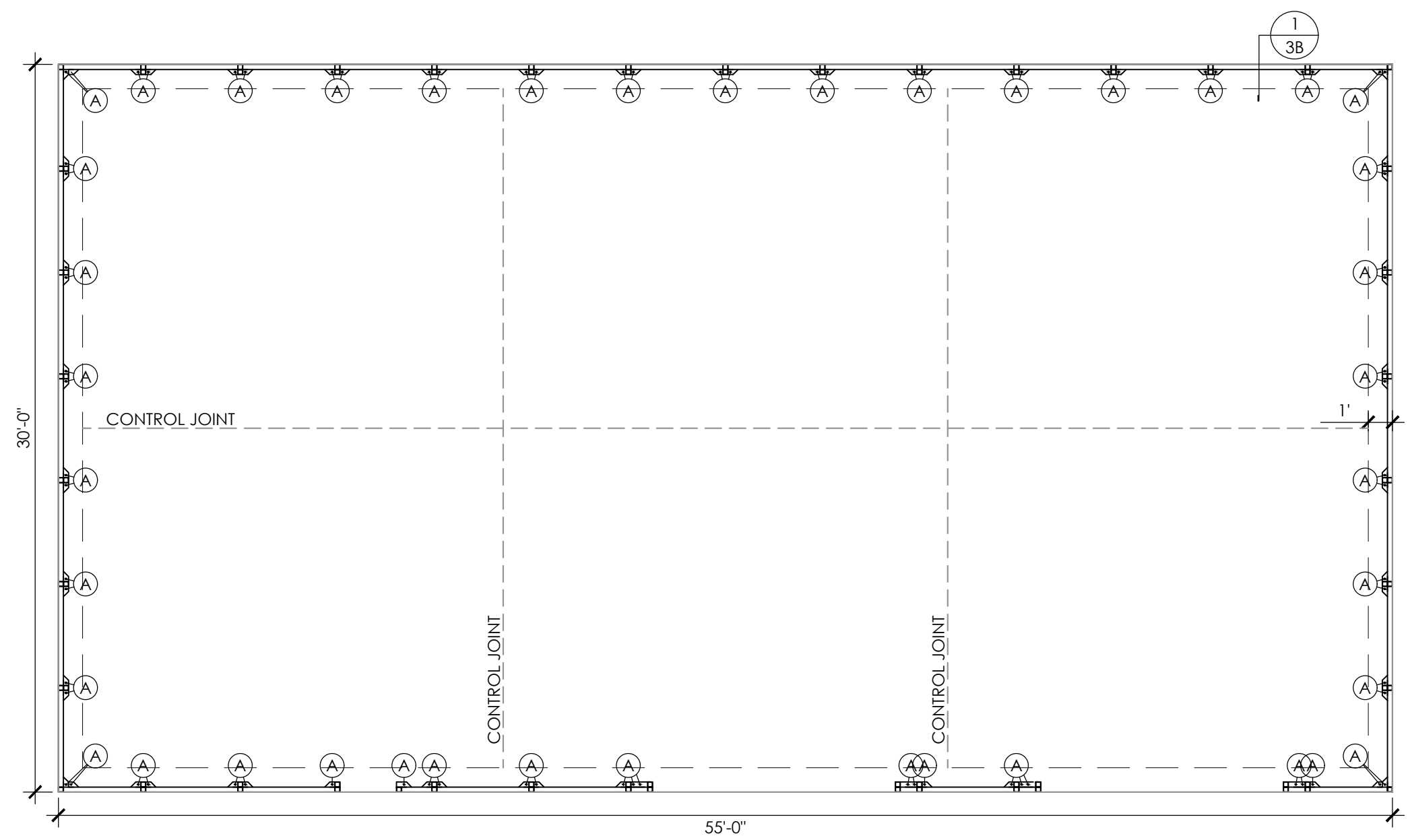
LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

NOTE

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. U.N.O. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.



EXPIRES: 3/31/2023
SIGNED: APR 11 2022



FOUNDATION PLAN
 SCALE: 3/16" : 1'

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/2" x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

FOUNDATION NOTES:

- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN THE LOCAL FROST LINE DEPTH.
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.
- IF LEVELING CURB IS REQUIRED, CONTACT METAL BUILDING MANUFACTURER FOR DETAILS BEFORE PROCEEDING. MIN 8" WIDE CURB REQ.

SHEET TITLE: **FOUNDATION PLAN: CONCRETE SLAB**

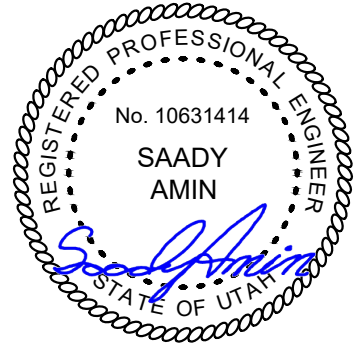
PROJECT TITLE: **MELINDA BAKER PHAM**

LOCATION: **1487 EAST THISTLEDOWN DR. SANDY, UT 84092**

METAL BUILDING MANUFACTURER



Quality Carpents, Inc.
 441 E 1750 N, Suite A
 Vineyard, UT 84042
 Tel: 1-801-406-9508
 Fax: 1-877-271-1167



EXPIRES: 3/31/2023
 SIGNED: APR 11 2022

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/2" x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS:

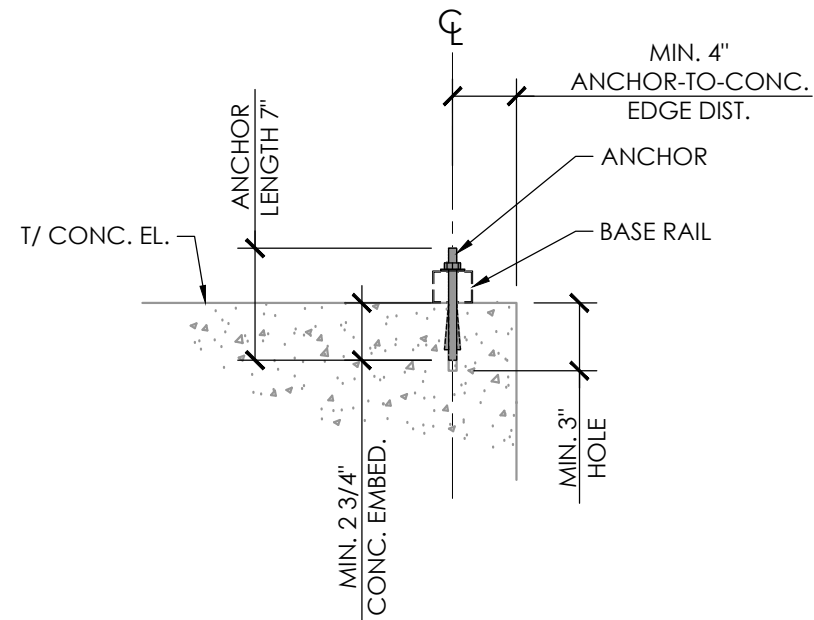
- MIN. ANCHOR EDGE DISTANCE: 4.00"
- MIN. ANCHOR HOLE DEPTH: 3.00"
- MIN. CONCRETE EMBEDMENT DEPTH: 2.75"
- MIN. EFFECTIVE EMBEDMENT: 2.25"
- MIN. SPACING BETWEEN (2) ANCHORS: 2.75"

2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

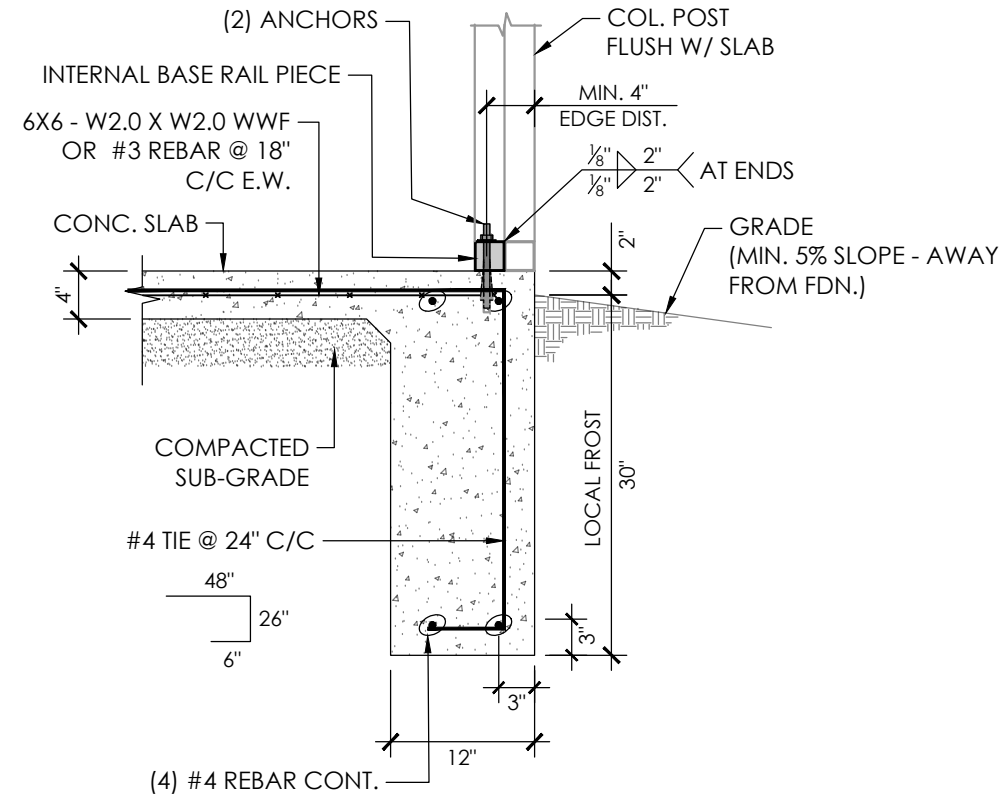
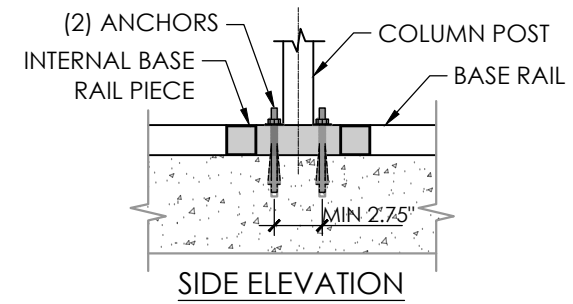
3. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.

REINFORCEMENT NOTES:


1. REINFORCING STEEL: NEW BILLET-STEEL, DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS #4 AND LARGER UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS ONLY.

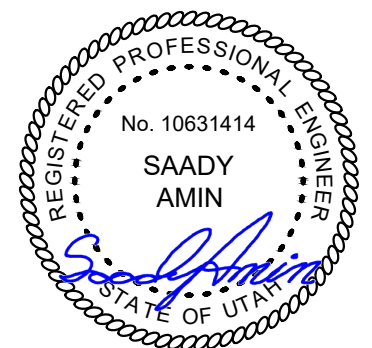


ANCHORAGE DETAIL
SCALE: 1" : 1'



1 FOUNDATION DETAIL
SCALE: 3/4" : 1'

SHEET NO: 3B OF 7	
PROJECT NO: 228-22-1061	
DRAWN BY: MJ	DATE: 4/6/2022
FOUNDATION DETAILS: CONCRETE SLAB	LOCATION: 1487 EAST THISTLEDOWN DR. SANDY, UT 84092
	PROJECT TITLE: MELINDA BAKER PHAM
METAL BUILDING MANUFACTURER	
 Quality Carpents, Inc. 441 E 1750 N, Suite A Vineyard, UT 84042 Tel: 1-801-406-9508 Fax: 1-877-271-1167	

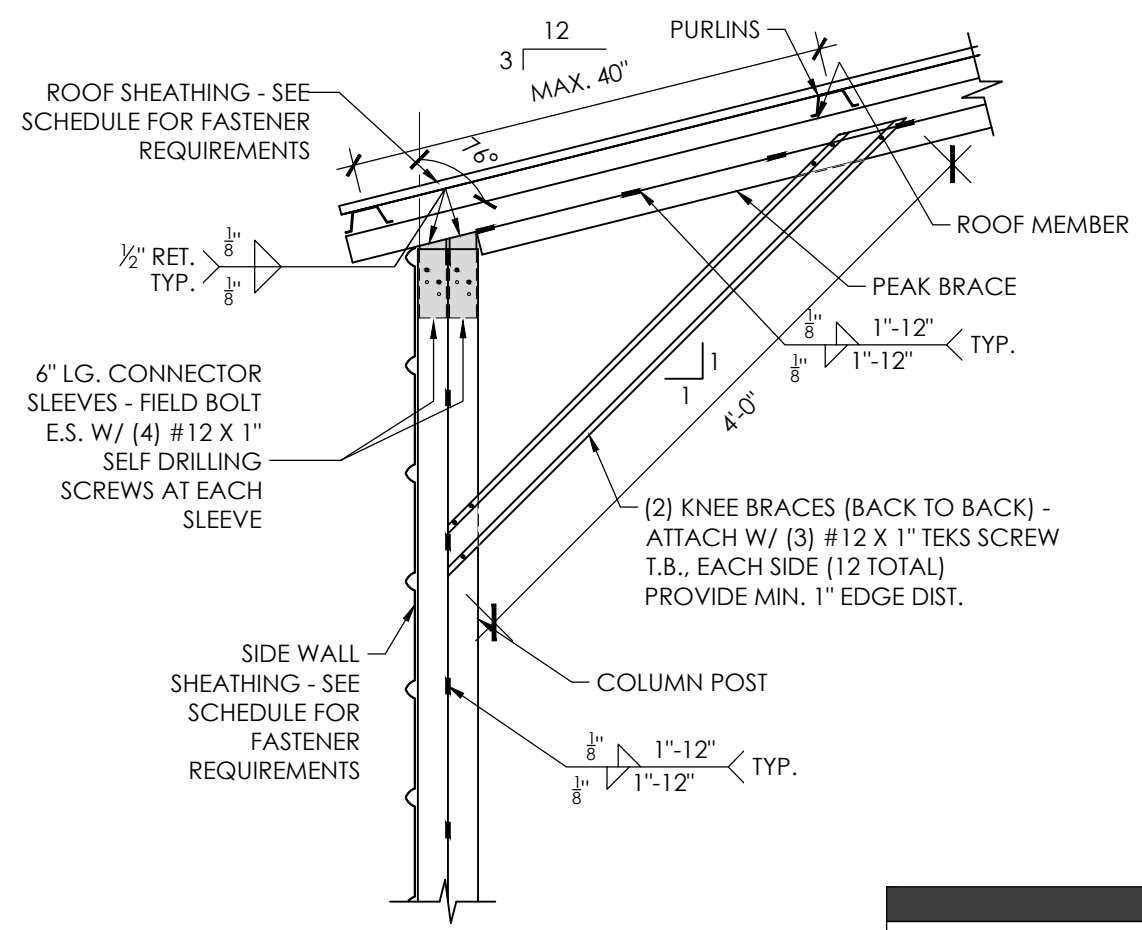


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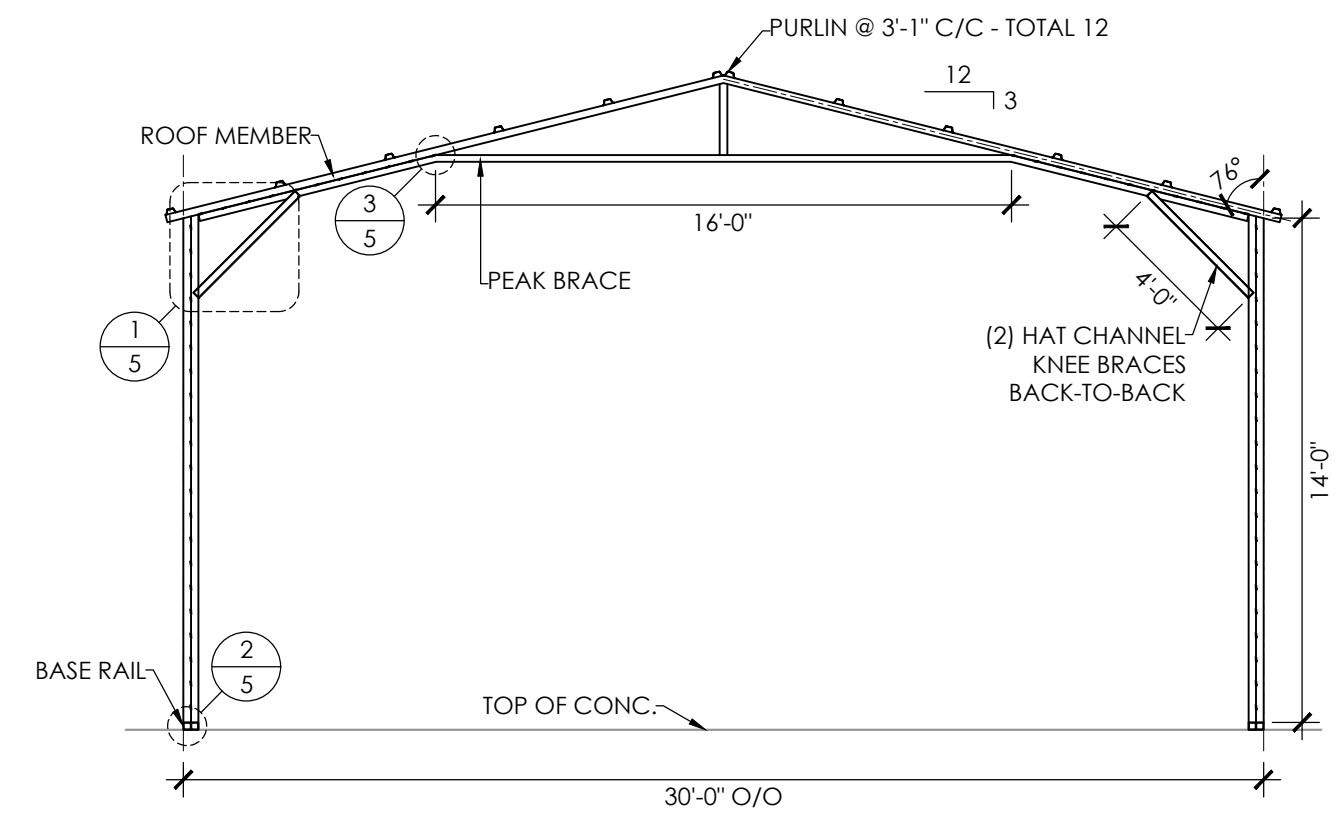
FRAME SECTION & DETAILS

LOCATION: 1487 EAST THISTLEDOWN DR. SANDY, UT 84092

PROJECT TITLE: MELINDA BAKER PHAM



1 FRAME DETAIL
SCALE: 3/4" : 1'

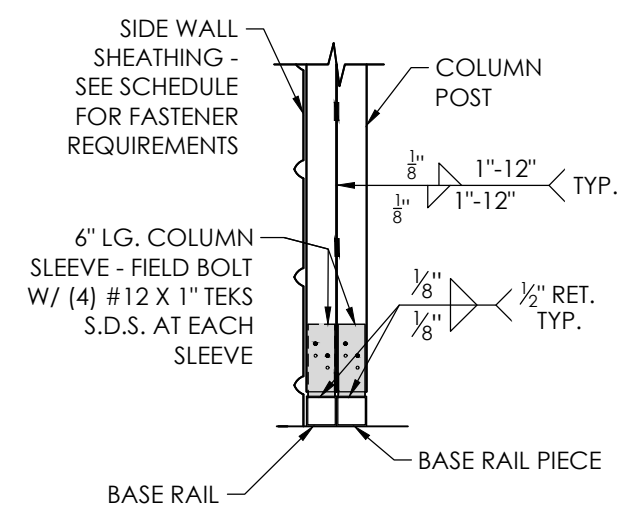


FRAME SECTION
SCALE: 3/16" : 1'

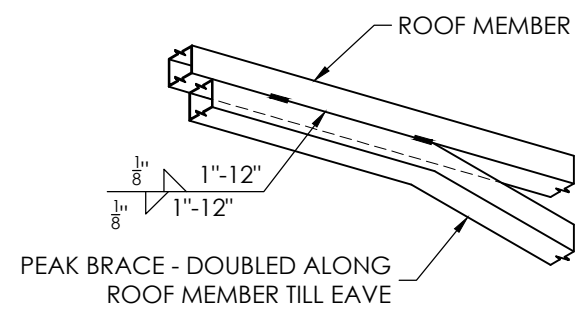
MEMBER PROPERTIES	
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	(2) 4" X 1" X 14GA HAT CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL

SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4" CC	9" CC

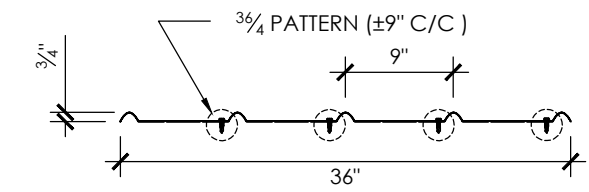
FASTENER TYPE: # 12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER



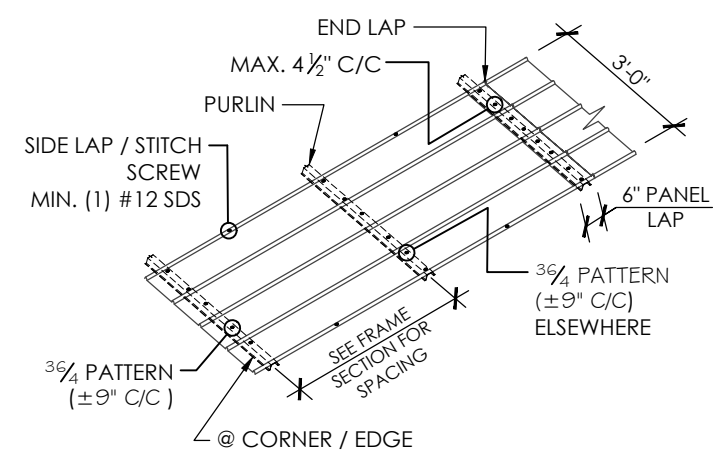
2 BASE DETAIL
SCALE: 3/4" : 1'



3 PEAK BRACE DETAIL
SCALE: 3/4" : 1'



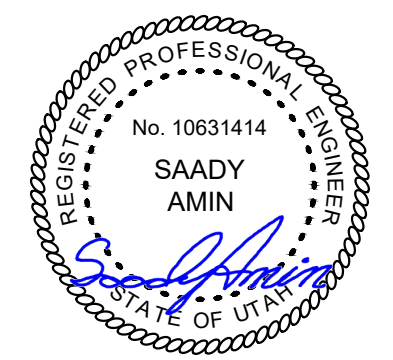
29GA. - RIB - CORRUGATED SHEET
SCALE: 3/4" : 1'



SHEATHING FASTENER PATTERN
SCALE: 3/16" : 1'

METAL BUILDING MANUFACTURER

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EXPIRES: 3/31/2023
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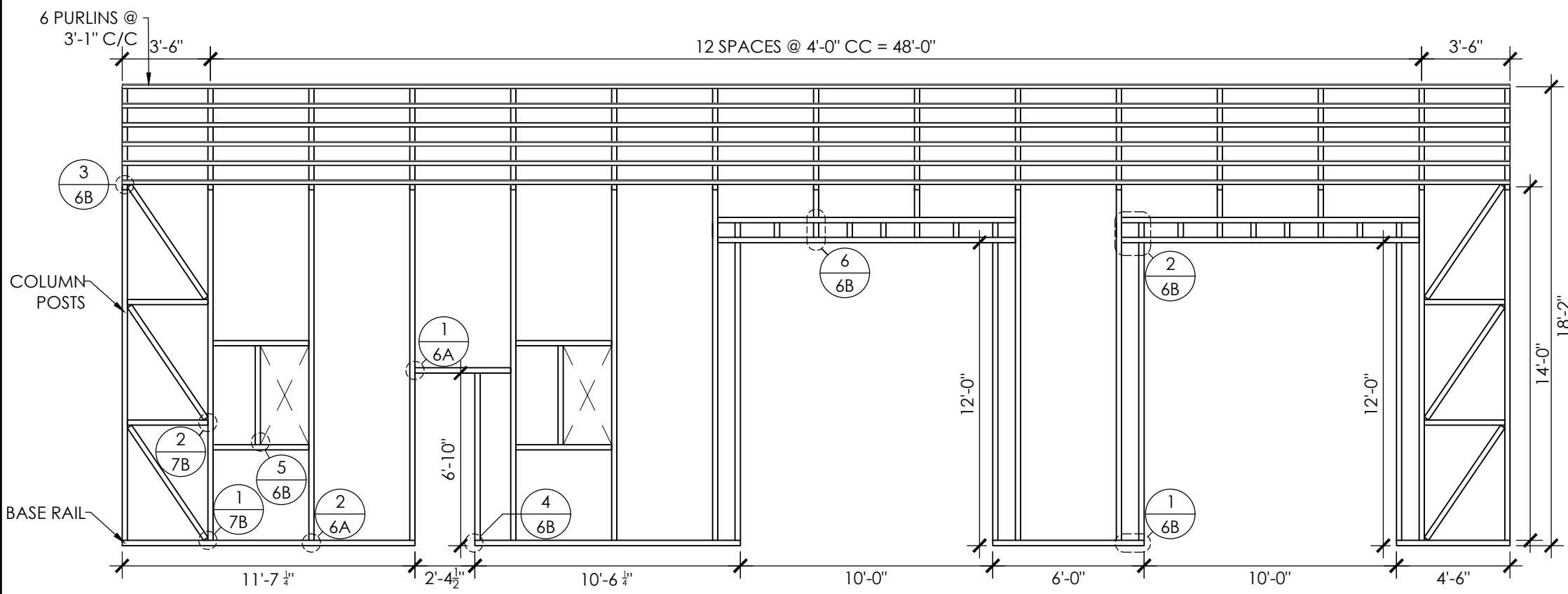
SIDE WALL FRAMING

LOCATION: 1487 EAST THISTLEDOWN DR. SANDY, UT 84092

PROJECT TITLE: MELINDA BAKER PHAM

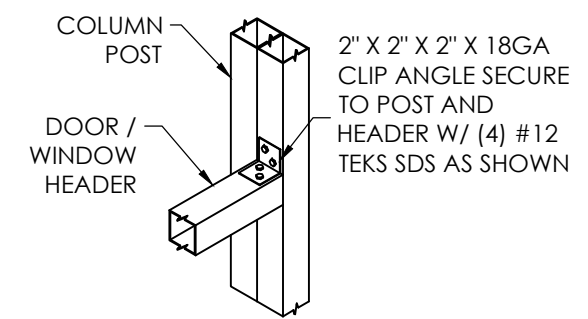
SHEET TITLE: SIDE WALL FRAMING

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
SIDE WALL POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
TRUSS HEADER	(2) 2 1/2" SQ. X 14GA TUBE W/ 12" TRUSS
DOUBLE HEADER W/ SPACER	(2) 2 1/2" SQ. X 14GA TUBE W/ 6" SPACER
DIAGONAL BRACES	2 1/4" SQ. X 14GA TUBE



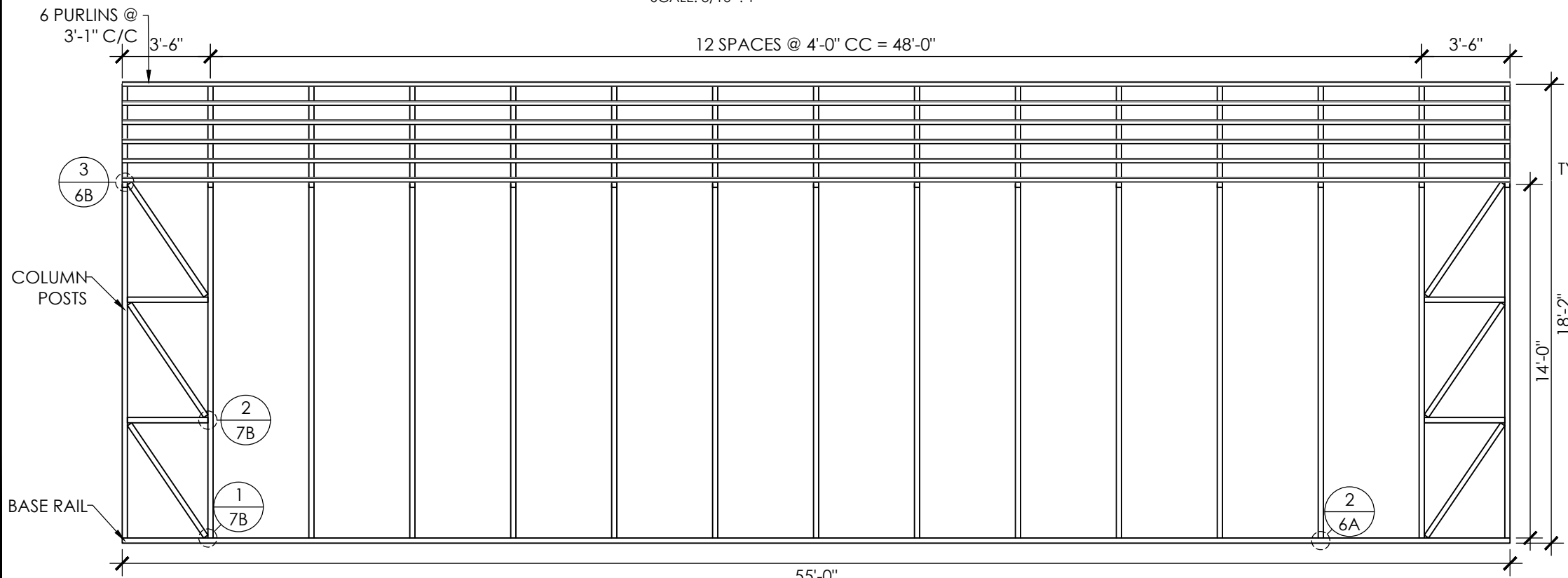
RIGHT SIDE WALL FRAMING

SCALE: 3/16" : 1'



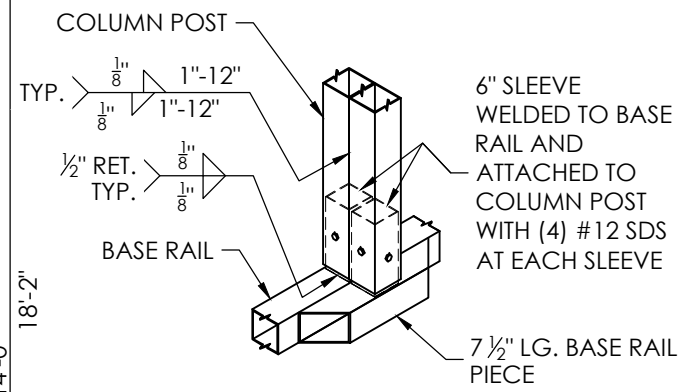
1 WINDOW/DOOR DETAIL

SCALE: 3/4" : 1'



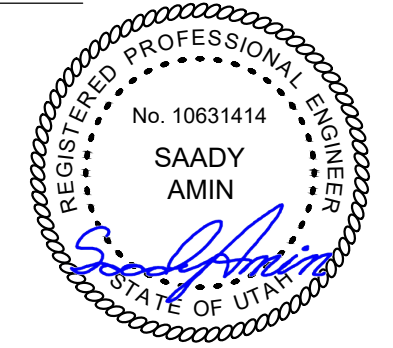
LEFT SIDE WALL FRAMING

SCALE: 3/16" : 1'



2 COLUMN-BASE DETAIL

SCALE: 3/4" : 1'

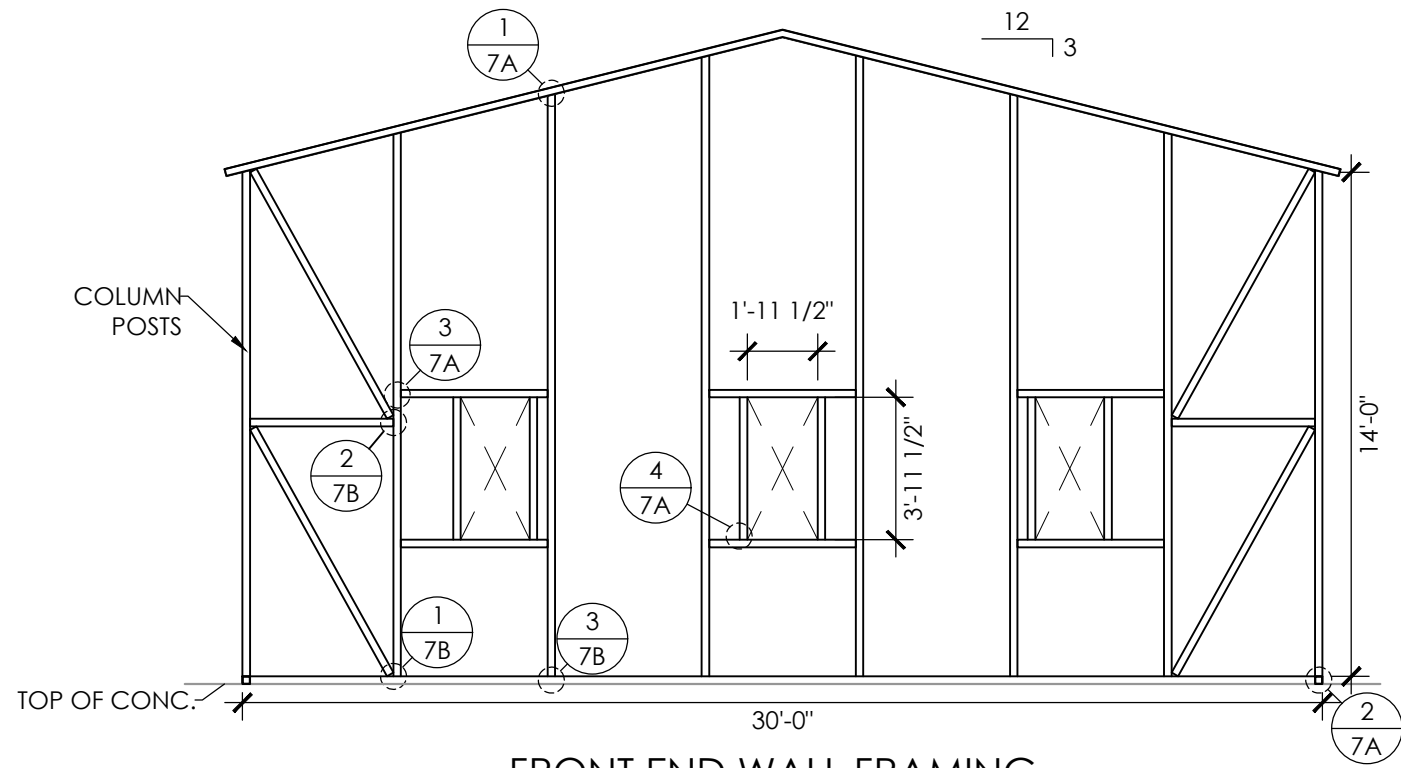


EXPIRES: 3/31/2023

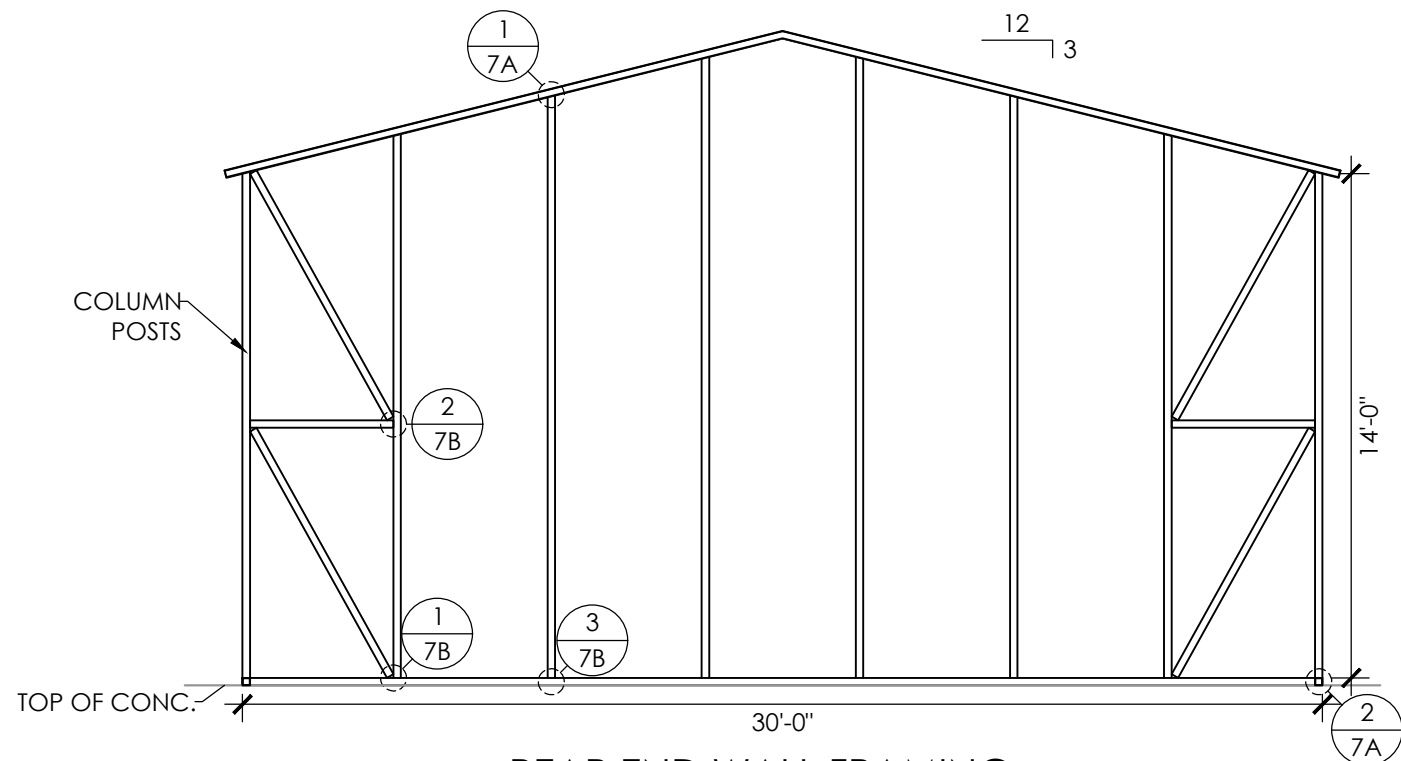
SIGNED: APR 11 2022

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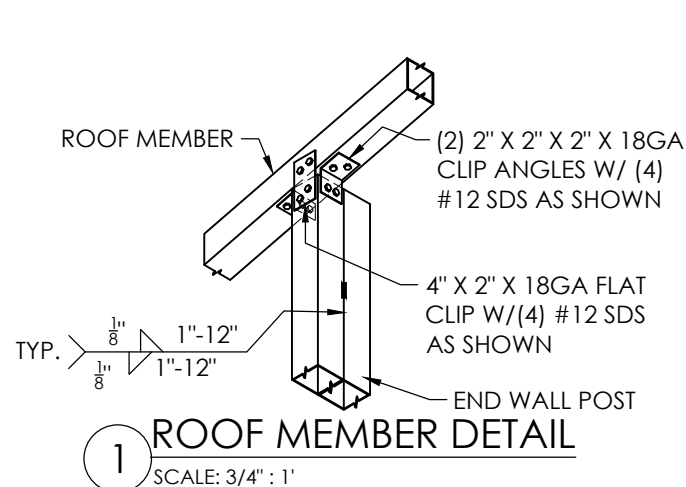


FRONT END WALL FRAMING
SCALE: 3/16" : 1'

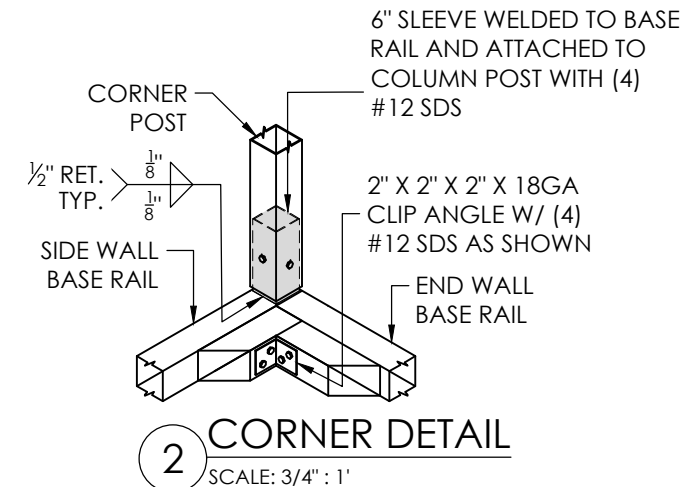


REAR END WALL FRAMING
SCALE: 3/16" : 1'

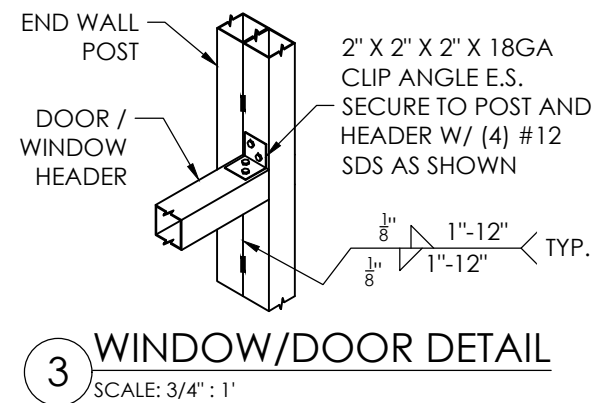
MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
WINDOW POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DIAGONAL BRACES	2 1/4" SQ. X 14GA TUBE



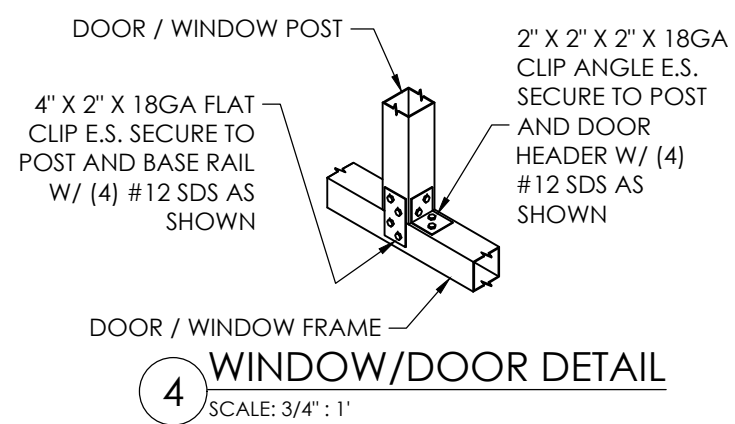
1 ROOF MEMBER DETAIL
SCALE: 3/4" : 1'



2 CORNER DETAIL
SCALE: 3/4" : 1'



3 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'



4 WINDOW/DOOR DETAIL
SCALE: 3/4" : 1'

END WALL FRAMING & DETAILS

LOCATION: 1487 EAST THISTLEDOWN DR. SANDY, UT 84092
PROJECT TITLE: MELINDA BAKER PHAM

METAL BUILDING MANUFACTURER

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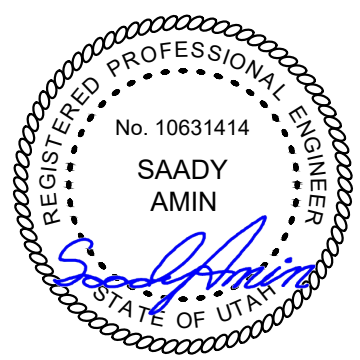


Exhibit #3- Vicinity Map



Subject Property



CUP05282022-006336
Pham Accessory Structure
1487 E. Thistledown Dr.



PRODUCED BY BRYNN BOHLENDER
THE COMMUNITY DEVELOPMENT DEPARTMENT