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## Staff Report Memorandum May 7, 2026

To: Planning Commission  
From: Community Development Department  
Subject: Eyink Accessory Structure (Conditional Use Permit)  
1779 E. 10980 S.  
[Community #26]

CUP03252026-007173  
R-1-20A  
.5 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, Sam Tams, on behalf of the property owner, Monty Eyink, is requesting approval of a conditional use permit for increased square footage for accessory structures for a property located at 1779 E. 10980 S. The request includes an additional 1,600 square foot accessory structure located in the rear yard. See application materials for details in Exhibit A and Exhibit B.

### Background

The subject property is .5 acres (21,780 square feet) in the R-1-20(A) zone. The subject property is located in the Dimple Dell Heights subdivision. Properties to the south, east, and west are single family residential zoned R-1-20(A). To the north is a cemetery zoned R-1-20(A).

### 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 April 20th and no neighbors attended. In addition, staff has received one phone call regarding the project (See Exhibit C).



CUP03252026-007173  
Conditional Use  
1779 E 10980 S  
Community Development Department  
Sandy City, UT

**Analysis**

The applicant is requesting to build a 32’ x 50’ (1,600 square feet) accessory structure that is 16.5 feet tall in the northwest rear yard of the property. The proposed structure would be 10 feet from the north rear property line, 14 feet from the west side property line, and 46 feet from the east side property line. The accessory structure would consume approximately 13% of the rear yard. The applicant has an existing driveway that will be used to access the structure. There is an existing 575 square feet detached garage in the front yard of the property that was constructed at the same time as the house.

**Building Size**

The allowed size for accessory structures for lots of 20,000 square feet or larger is 1,500 square feet. The subject property is in the R-1-20(A) zone and is approximately 22,000 square feet. Section 21-11-2(a)(2)(d) of the Sandy City Development Code states that any property over 40,000 square feet, or with an "A" designation, the total maximum square footage of all accessory buildings on the property may be increased up to 50 percent larger than the permitted size through a conditional use permit. A single accessory building over 1,500 square feet also requires conditional use permit review. The Planning Commission shall consider the scale of the buildings in relation to the immediate surroundings, the nature of the zone and land uses in the immediate vicinity, architectural design, landscaping, access, proposed use, impact upon adjacent properties, in addition to other criteria normally considered during the conditional use permit process.

The applicants proposed accessory structure is 1,600 square feet and the existing detached garage is 575 square feet. The total request of 2,175 square feet is approximately 45% larger than the allowed maximum of 1,500 square feet without a conditional use permit. A list of accessory structures and their size in the nearby vicinity is included.

Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
1799 E. 10980 S.	2,000	20,260	9%
1777 E. 10980 S.	310	13,160	2%
1753 E. 10980 S.	730	13,840	5%
1805 E. 10980 S.	1,100	14,570	7%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
1779 E. 10980 S.	1,600	11,500	13%

**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 accessory structure is 16.5 feet tall to peak of roof and will have an 1,600 square foot footprint. The structure will be sited 10 feet from the north rear property line and 14 feet from the west side property line.*

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

*There is an existing concrete driveway that will be used to access the structure.*

- (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 has no concerns with the proposed project.

**Recommendation**

Staff recommends that the Planning Commission approve a Conditional Use Permit for increased square footage and as described in the staff report for the property located at 1779 E. 10980 S. based on the following findings and subject to the following conditions:

**Findings:**

- 1. There is an existing 575 square foot detached garage located in the front yard.
- 2. The proposed structure is consistent with rear yard area coverage for accessory structures.
- 3. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the following conditions:

**Conditions:**

- 1. That the structure be located as per the enclosed site plan and be built to 1,600 square feet and 16.5 feet in height from finished grade to peak of roof. The structure will be sited 10 feet from the rear property line, 14 feet from the west side property line, and 46 feet from the east side property line.
- 2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
- 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 a legitimate complaint.

Planner:



Sarah Stringham  
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\CUP03252026-007173 - MONTY EYINK ACC. STRUCTURE\STAFF REPORT EYINK CUP.DOCX

Exhibit "A"

To: Sandy city

This job is for Monty Enryc the address is 1779 e 10980 s Sandy Utah. We are wanting to build a pole barn that is 32x50 making the sq ft of building over the allowable sq ft for this reason we need the conditional use permit.

Sam Tams Company

Exhibit "B"

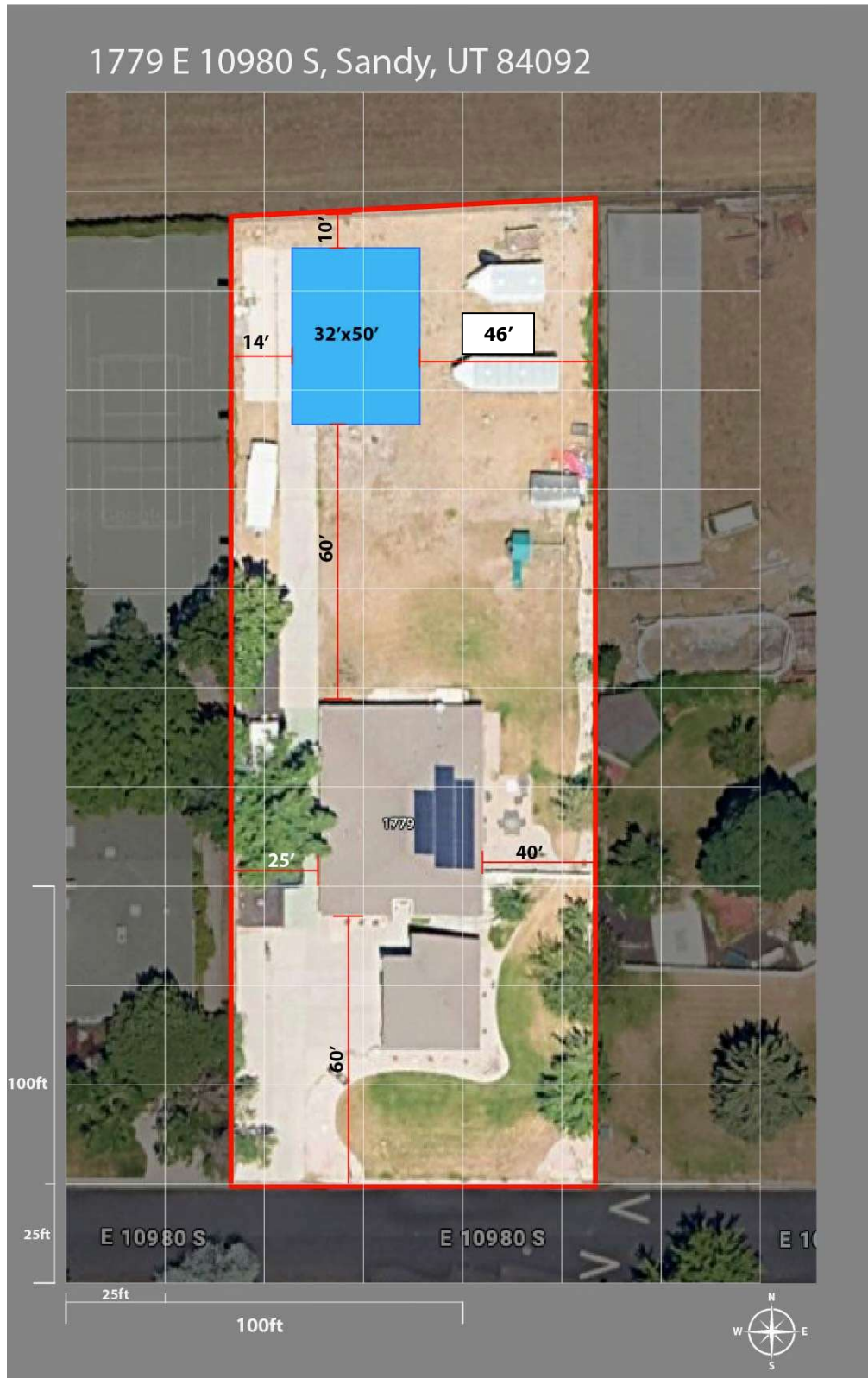


Exhibit "B" continued

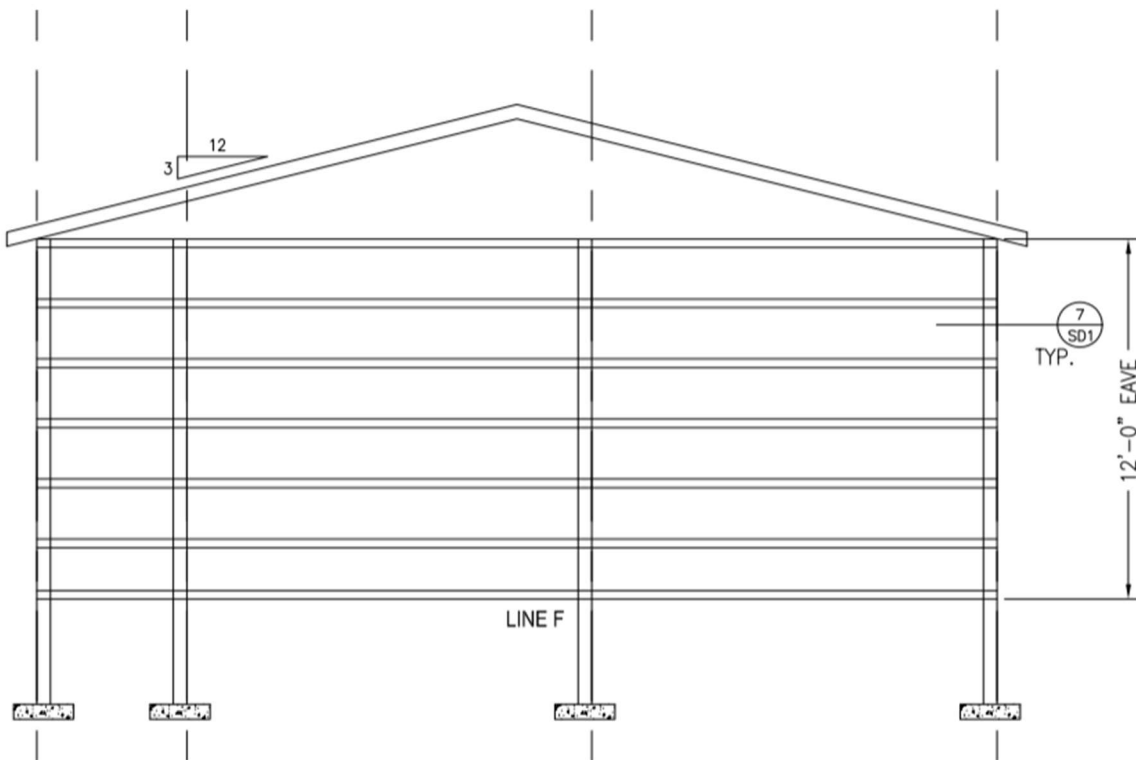
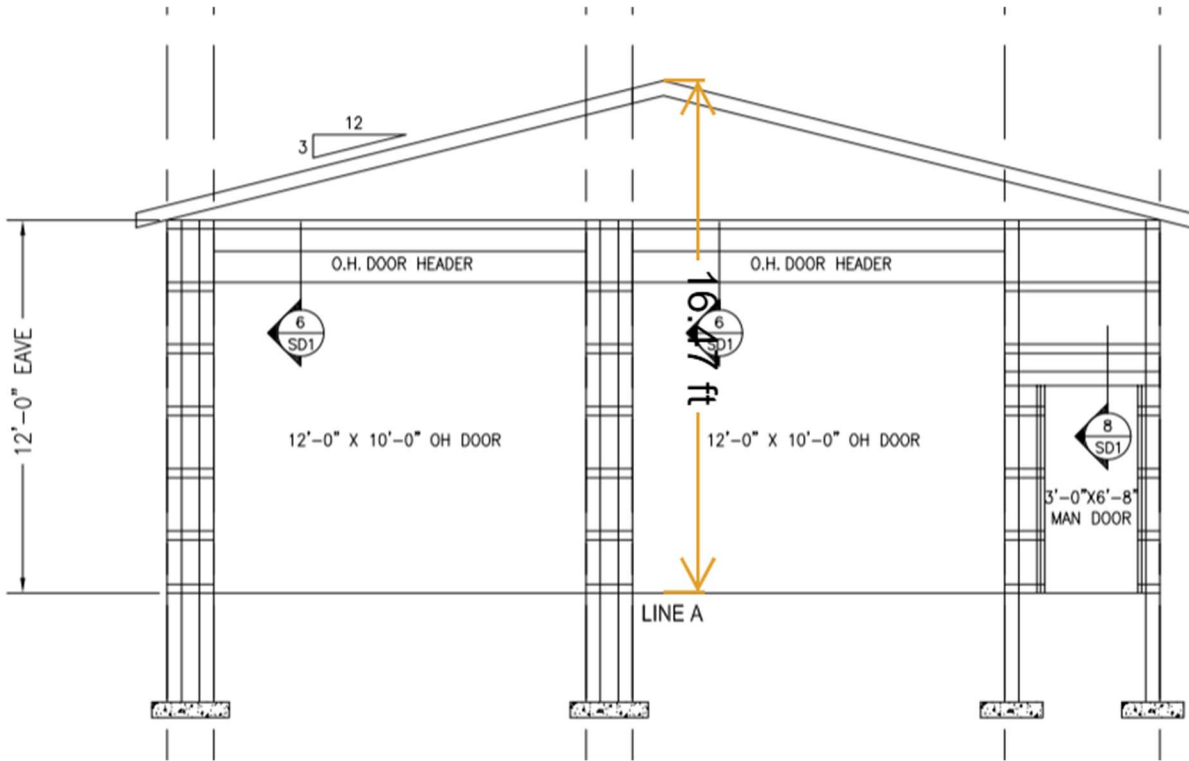


Exhibit "B" continued

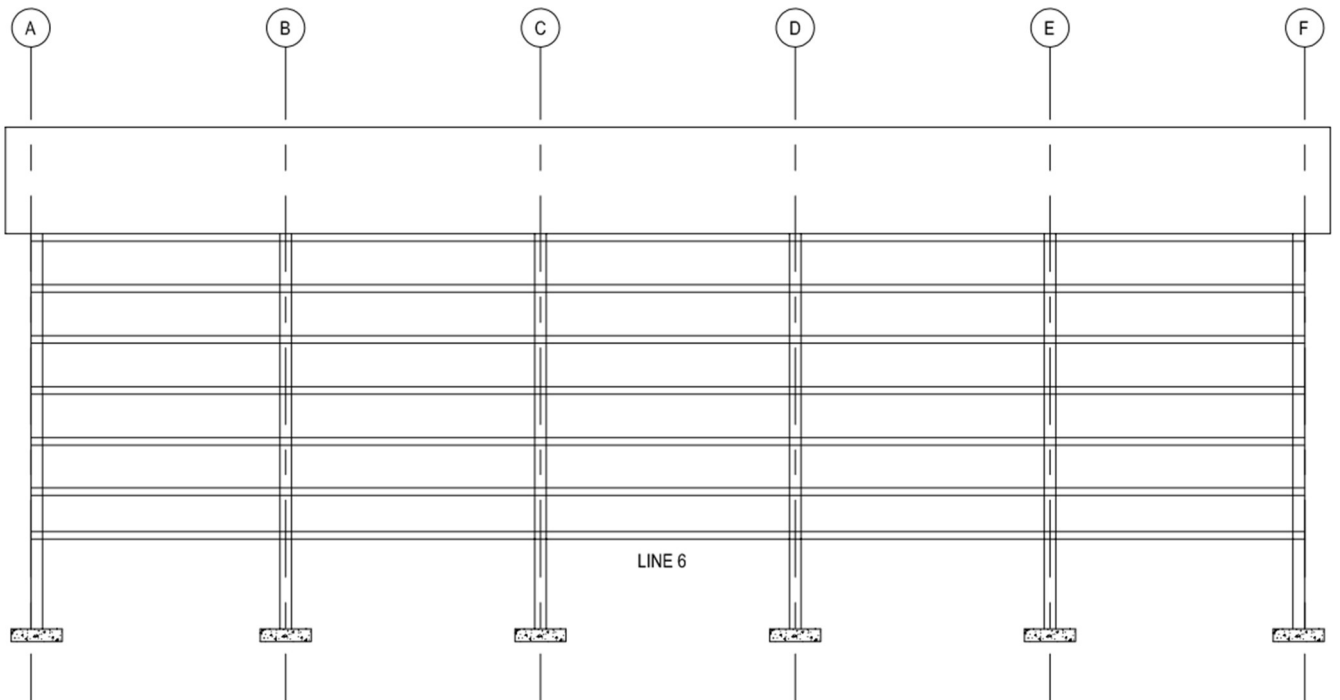
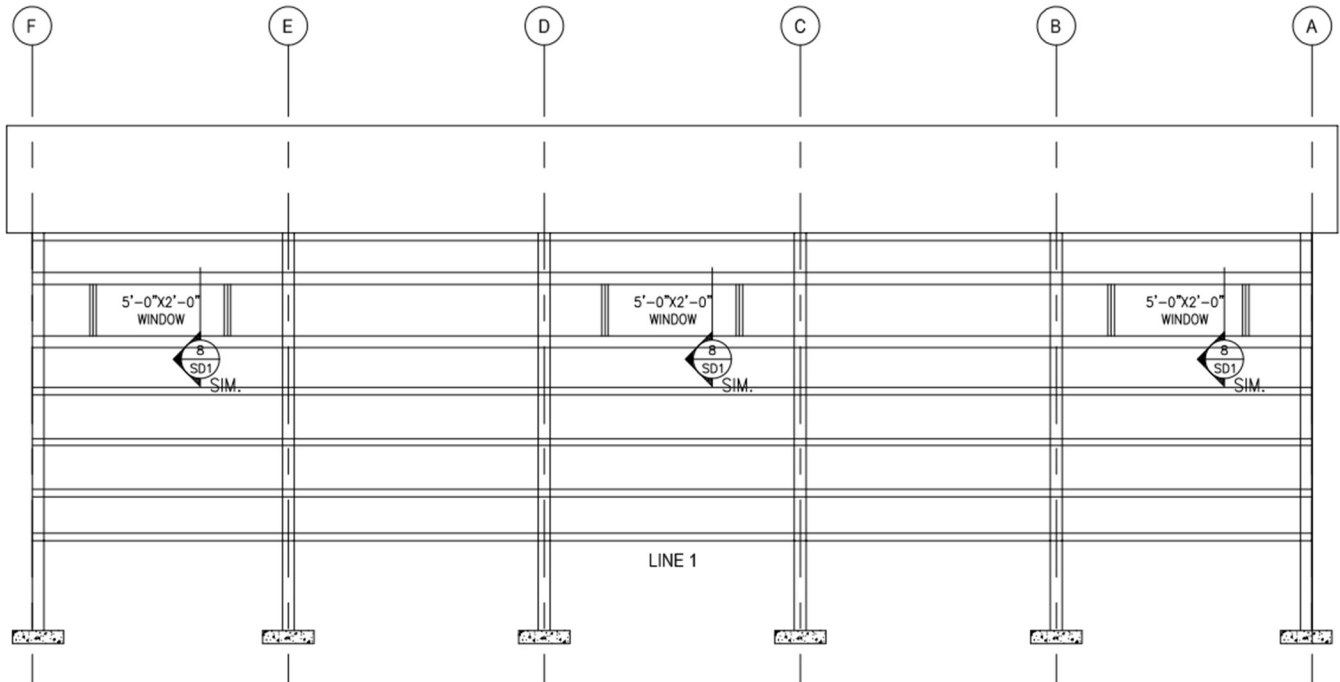


Exhibit "C"

Neighbor Comments

Phone call  
April 29, 2026  
Kerry Weiss

Wanted to know where the structure would be located on the property and what it was being used for.  
Had questions about approval process.