



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum March 16, 2022

To: Planning Commission
From: Community Development Department
Subject: Roderick Accessory Structure - Additional Size and Height Request
4 Dawn Hill
[Community #28- Pepper Dell]

CUP02152023-006486
Zoned PUD (1.62)

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area.

Request

The applicant, Jeff Gregory from Lane Meyers Construction, (representing the property owners Brian and Kourtney Roderick) is requesting a conditional use permit to allow for a 1,930 square foot detached garage at 4 Dawn Hill (see applicant letter, Exhibit "A"). The proposed structure is 19 feet high and roughly 35 feet wide and 52 feet long (1,930 square feet). They are seeking a conditional use permit for an accessory building over 1,500 square feet. The proposed use of the structure is for truck parking and boat storage. The roof pitch design styling would be congruent with the main dwelling, so it blends in well with the neighborhood and existing structure. Access to the proposed garage will extend from the existing driveway (see building plans, Exhibit "B").

Background

The subject property is approximately one acre (43,228 square feet) in a PUD(1.62) zone. The subject property is lot 281 in the Pepperwood 2 subdivision and is adjacent to single family homes zoned PUD(1.62) on all sides.



CUP02152023-006486
Conditional Use Permit
4 Dawn Hill

Community Development Department
Cartography Eleanor Mearns

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 March 1st and no neighbors attended. In addition, staff received one email in support of the project (See Exhibit “C”).

Analysis

The applicant’s plans indicate they intend to build a detached garage on the south side of the property. The space will be used for truck parking and boat storage. The plans indicate that there is a proposed bathroom but no living space. The proposed structure is 1,930 square feet and 19 feet in height as measured from the front, but up to 25 feet from the rear. They are proposing to place the structure 17 feet from the side property line and 55 feet from the rear. The proposed structure will be accessed by an extension of their existing driveway.



Building Height

The proposed structure would be up to 25 feet tall to the peak of the roof as measured from the rear of the structure. This is due to the change in grade from the driveway down to the rear yard area. Section 21-11-2(a)(3)(c) of Sandy City Development Code states that the accessory building could be approved up to the height of the primary dwelling through a conditional use permit. The Planning Commission may require additional setback in exchange for the height request. In this case, they are already proposing to set the structure beyond the typical requirement of the code.

Building Size

The proposed structure is 1,930 square feet. 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 is 40,000 square feet shall not exceed 2000 square feet. A single building shall not exceed 1,500 square feet in the PUD(1.62) zone (unless otherwise approved by the Planning Commission through a CUP) or 25% of the rear yard area whichever is the lesser measurement. The property is approximately one acre or 43,228 square feet. The proposed 1,930 square foot garage 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 nearby vicinity as well as a comparison with the proposed structure.

Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
8 S. Circle Oaks	392	46,344	1%
10 S. Circle Oaks	1,291	18,943	7%
2 S. Courtside Ln.	1,041	16,553	6%
30 E Lone Hollow	1,028	10,675	9%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
4 Dawn Hill	1,930	23,079	7%

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-4 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 will be in the rear yard, 25 feet tall to peak (as measured from the rear) and will be 1,778 square feet. The structure would be sited over 17 feet from the property line which exceeds setback requirements.

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

The garage will be accessed by extending the existing driveway on the south 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 and building materials will be consistent with the existing home.

- (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 title.

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

Staff Concerns

Staff is concerned that the proposed structure would be the largest accessory structure in the area. Staff does however recognize that the subject property is over 40,000 square feet and the proposed structure would only comprise 7% of the rear yard which is consistent with the surrounding neighborhood.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for additional height and square footage of a detached structure as described in the staff report for the property located at 4 Dawn Hill based on the following findings and subject to the following conditions:

Findings:

1. The PUD(1.62) zone is most closely associated with the R-1-20 zone.
2. There are no other detached accessory structures on the property.
3. The proposed structure would be consistent with rear yard area coverage of accessory structures in the area.
4. 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.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That the structure shall not be used as an accessory dwelling unit.
4. 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.

5. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:

A handwritten signature in black ink, appearing to read "Sarah Stringham".

Sarah Stringham

Planner

S:\Users\PLN\STAFFRPT\2023\CUP02152023-006486 Roderick Conditional Use Permit

Exhibit "A"

Dear Sandy City Planning Commission,

We at Lane Myers Construction are writing this letter to the planning commission requesting to build a detached structure in the Pepperwood neighborhood at 4 Dawn Hill for Brian and Courtney Roderick. As proposed this structure would exceed the 1500' sq.ft. size limit. The size of the proposed structure would be 1778' sq.ft. as designed. These days a majority of homes have a detached structure/RV garage. This detached garage will mainly be used to house their truck as well as their boat. It will be made of the same materials to be consistent with the existing home, it will not be used as a dwelling in anyway. We do not believe this structure would impact the neighborhood in a negative way and think it will fit right in.

Jeff Gregory

Project Manager

Lane Myers Construction

Exhibit "B"

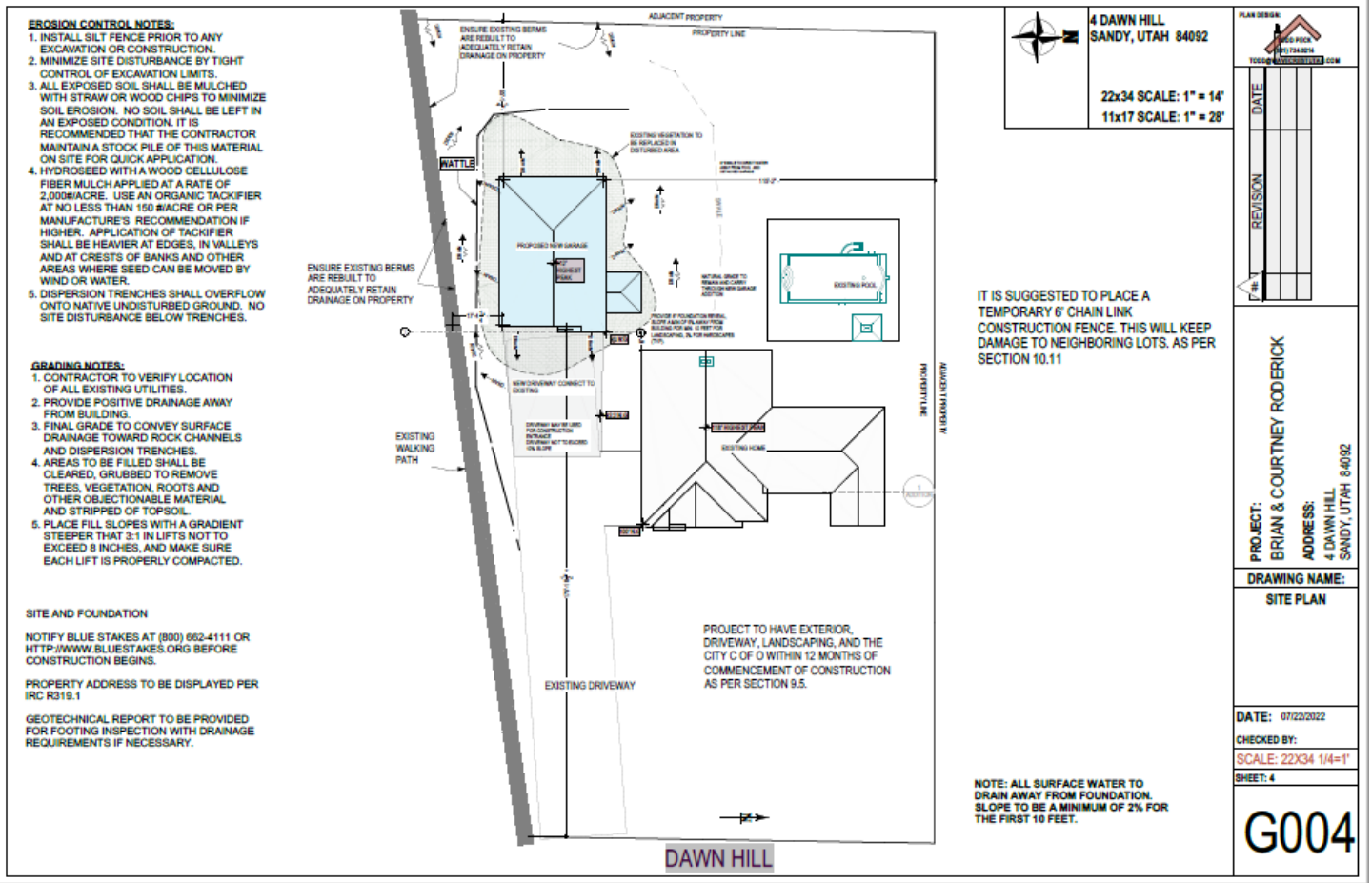
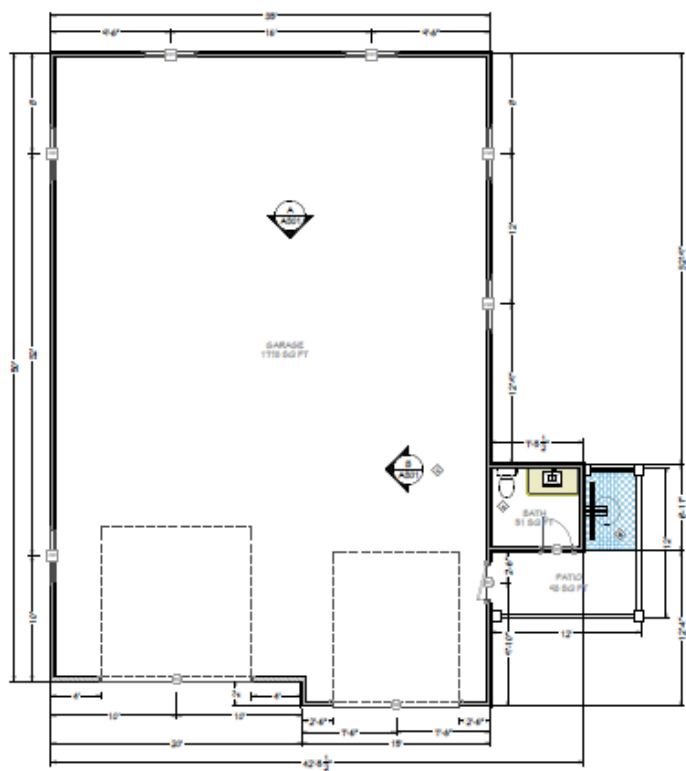


Exhibit "B" continued



FLOOR PLAN VIEW

NUMBER	WALL MATERIAL	WALL TYPE
W01	8" Concrete Wall	8" Concrete Wall
W02	Brick-4	Brick-4
W03	Railing	Railing
W05	Siding-4 Lap	Siding-4 Lap
W06	Siding-6 Lap	Siding-6 Lap

WALL DETAIL

ADDRESS	CODE	DESCRIPTION	DATE	BY	REVISION
10000 CENTENNIAL PARKWAY	10000	10000			
10000 CENTENNIAL PARKWAY	10000	10000			
10000 CENTENNIAL PARKWAY	10000	10000			
10000 CENTENNIAL PARKWAY	10000	10000			

PLAN DESIGN:

 TERRY PICK ARCHITECTURE
 10000 CENTENNIAL PARKWAY

DATE	REVISION

PROJECT:
BRIAN & COURTNEY RODERICK
 ADDRESS:
 4 DAWN HILL
 SANDY, UTAH 84032

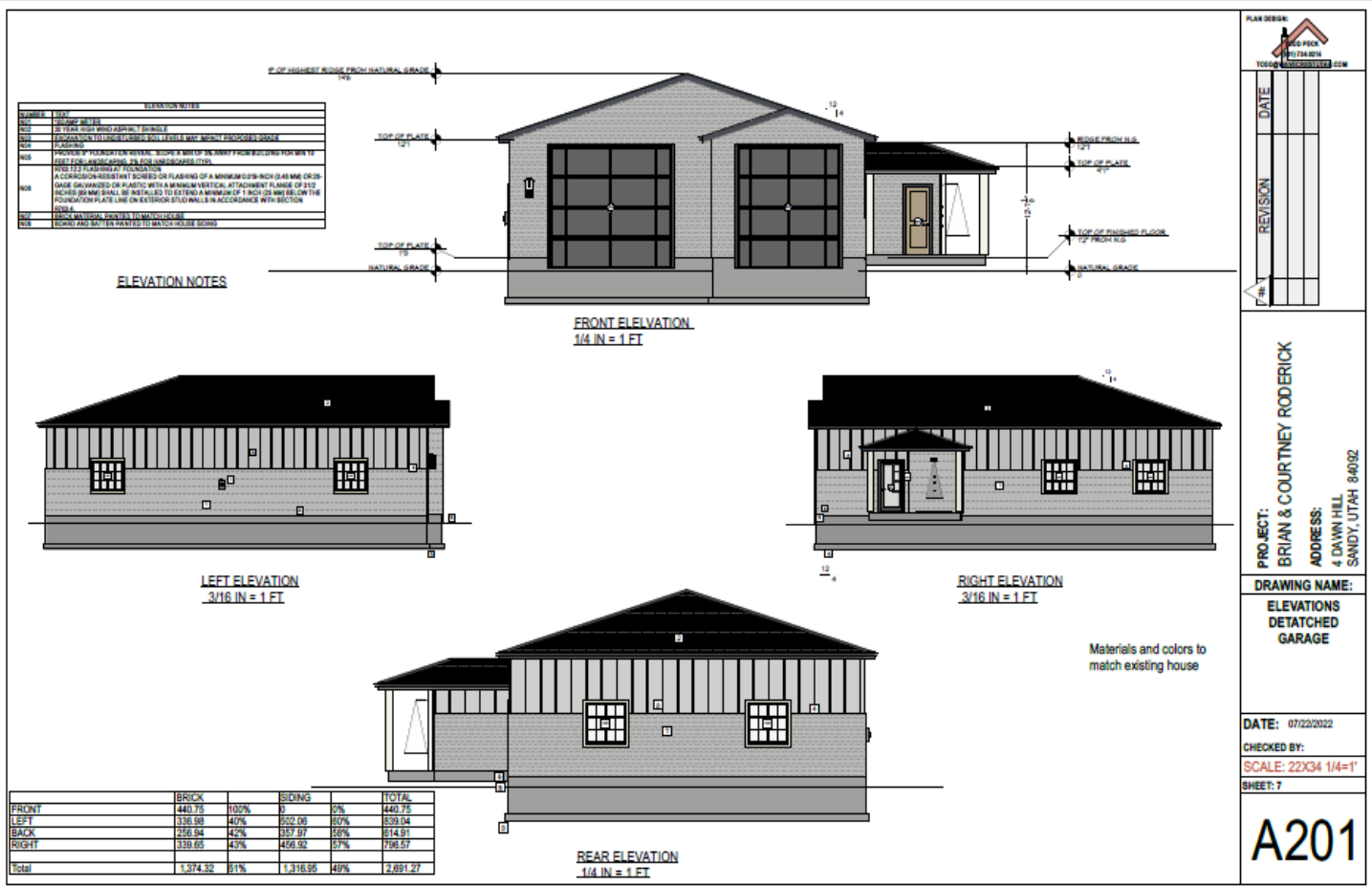
DRAWING NAME:
MAIN FLOOR

DATE: 07/22/2022
 CHECKED BY:
 SCALE: 22X34 1/4=1"
 SHEET: 5



A101

Exhibit "B" continued



PLAN DESIGN:
 PROJECT: BRIAN & COURTNEY RODERICK
 ADDRESS: 4 DAWN HILL SANDY, UTAH 84002
 DATE: 07/22/2022
 CHECKED BY:
 SCALE: 22X34 1/4"=1"
 SHEET: 7
A201

Exhibit "C"

From: [Audrey Dutcher](#)
To: [Claire Hague](#)
Subject: [EXTERNAL] Garage for Roderick's
Date: Friday, March 3, 2023 6:52:14 PM

Hello! I am Kourtney and Brian Roderick's neighbor on 2 Dawn Hill in Sandy. I just wanted to voice my approval for their building project.
Thank you, Audrey Dutcher