



# SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

September 16, 2021

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Taylor Accessory Structure (Conditional Use Permit - Increased square footage and setback waiver)  
10853 S. High Ridge Lane  
(Community #28- Pepper Dell)

CUP08162021-006130  
Zoned R-1-20A

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
None	None

### DESCRIPTION OF REQUEST

The applicant, Brad Taylor is requesting a Conditional Use Permit to allow for a 1,144 square foot, 19'5" high accessory structure for the property located at 10853 S. High Ridge Lane. In addition, the applicant is asking for setback waivers of four feet on the side property line. (See Exhibit #1 -Application Materials).

The property is 0.36 acres, 15,743 square feet in an R-1-20A zone, making this lot legal nonconforming. The proposed structure will be 26 feet wide and 44 feet long. The proposed use for the structure is for additional garage space and storage. The proposed materials are board-and-batten, stucco and brick to match the existing home materials. Access to the proposed garage will be via the existing driveway and RV pad on the south side of the property. (See Exhibit #2- Site Plan and Construction Drawings)

The property is Lot 31 of The Ridge Subdivision. The subject property is adjacent to single family homes zoned R-1-20A on the north, west and south sides. To the east is a church zoned PUD (1.62).

**NOTICE**

A neighborhood meeting was held on Wednesday September 1, 2021. One neighbor attended the meeting and did not express any comments. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

**ANALYSIS**

Additional Setback Requirement. Detached structures exceeding 15 feet in height shall increase the minimum setback one foot for each foot of additional height up to the minimum setback for the primary dwelling (Section 21-11-2-(a)(3)(b)). *A setback of seven (7) feet from both the side and rear yard property lines would be required for the requested height. The applicant is proposing to place the structure 16 feet from the rear and three (3) feet from the south side property line. There is a 10' public utility easement across the rear property line. The applicant is requesting a setback waiver of four (4) feet on the side yard.*

**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 shall not exceed 1,000 square feet (unless otherwise approved by the Planning Commission through a CUP) or 25% whichever is the lesser measurement. *The property is 0.36 acres or approximately 15,743 square feet. The proposed 1,140 square foot garage would comprise approximately 15% of the total square footage of the rear yard. In addition to the proposed garage the applicant has an approximately 150 square foot shed that will be demolished.*

**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 located on the southeast side of the rear yard and will be 1,144 square feet with a proposed four-foot side yard setback waiver.*

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

*The garage will be accessed from an existing driveway on the northeast side of the property.*

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

*The proposed detached garage will match the existing home in color and materials.*

9. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety and protect adjoining property owners from noise, visual and other impacts

*Due to the requested setback waiver, Staff has proposed a condition to landscape the side of the structure to mitigate the potential impact.*

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 Brad Taylor for the property located at 10853 S. High Ridge Ln., to allow for a 1,144 square foot accessory structure with a maximum height of 19.5 feet as described in the application materials with a setback waiver of four feet (minimum setback of seven feet from the property line) based on the two findings and subject to the following conditions.

### Finding

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 are four similar structures located within a half mile radius of the proposed structure.

Address	Accessory Structure	Rear Yard Area	% Rear Yard
2160 Cindy Circle	786	8,502	9%

10841 Gamble CV	1,200	7,843	16%
5 Gatehouse Lane	1,313	5,470	24%
2124 Pepperwood Drive	1,024	14,755	7%
<b>Proposed Garage</b>			
10835 S. High Ridge Ln	1,144	7,555	15%

**Conditions**

1. That the applicant demolishes the current shed on his property.
2. That the exterior of the structure matches the existing exterior of the home.
3. That the applicant landscapes the side of the proposed structure with columnar trees spaced 20' on center to mitigate the potential impacts of the requested setback waiver.
4. That the proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
5. That the structure not be used as an accessory dwelling unit.
6. 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.
7. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: \_\_\_\_\_

Reviewed by:  \_\_\_\_\_Brynn Bohlender, *Zoning Technician*

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**Exhibit #1 – Application Materials**

To Whom It May Concern:

August 2, 2021

I am writing this letter in connection with the Conditional Use Permit Requirements I have been instructed to provide. This letter is an attempt to describe the proposed conditional use of the building permit I am applying for.

The structure will be a detached garage. It will be 26' by 44' and it will be 19.5' tall. It will have four windows, a garage door, a door for humans, 4 walls, a floor and a roof. 26' by 44' is 1,144sf. The exterior will be board, bat, stucco and brick to match my house. I just refreshed the exterior of my house to modernize it a bit, paint, siding and windows. This garage will match my house's exterior finishes.

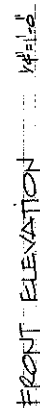
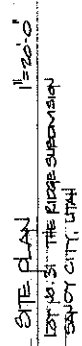
I am requesting permission to build this garage because I've always wanted a garage. I like cars. I grew up Ford. Whoever is reading this may be a Chevy person or even RAM. If that is the case, at least you can understand me from a hobbyist point of view. I like Mustangs; I've owned a few. I like Ford trucks; I've owned a few. Recreation or hobby vehicles that I currently have are a Shelby Cobra, a Polaris RZR, a few motorcycles, some 4-wheelers, and a jeep. My wife drives a car, I have a daily driver, I need a place to keep my recreation and hobby vehicles. It's not a business. I don't have heavy auto shop equipment, just basic mechanics tools and an air compressor.

I see quite a few auxiliary buildings in my neighborhood. Some are large, some are small, some are permanent, some are temporary. I feel like my request is reasonable. It will look nice and provide functionality for my family.

Thank you

Brad Taylor

**Exhibit #2 – Site Plan and Construction Drawing**





**Exhibit #3- Vicinity Map**



PRODUCED BY BRYNN BOHLENDER  
THE COMMUNITY DEVELOPMENT DEPARTMENT