



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum September 5, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Waddoups Accessory Structure – Conditional Use Permit  
11 Snowstar Lane  
[Community #28, Pepper Dell]

CUP07312024-006805  
PUD(1.62)  
.68 acres

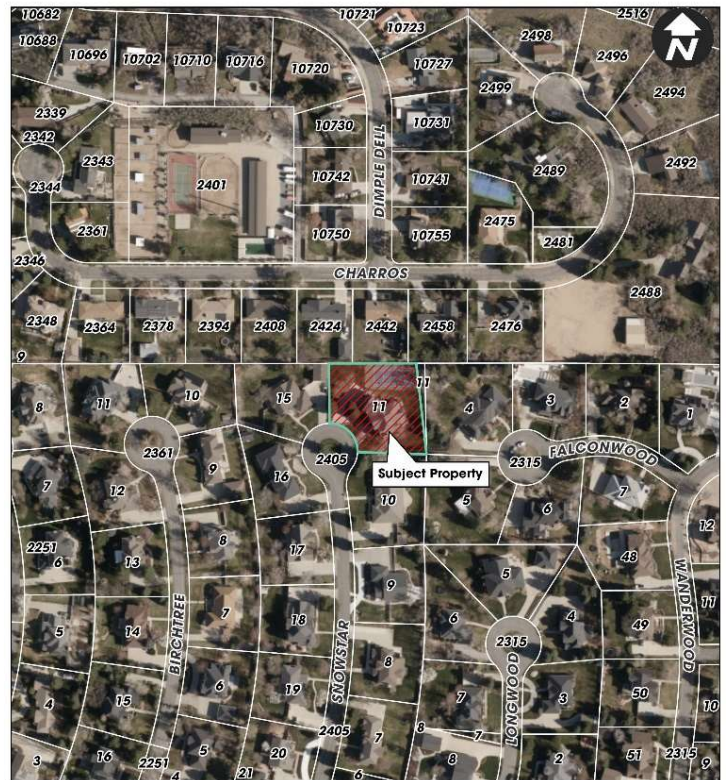
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

### Request

The applicant, George Waddoups, is requesting approval of a conditional use permit to allow for an accessory structure with additional size, height, and reduced setbacks for a property located at 11 Snowstar Ln. The proposed structure is 1,870 square feet and 26 feet tall with setbacks four feet from the west side property line and two feet from the north rear property line. The design of the exterior and roof is proposed to match the exterior of the main dwelling. See application materials for details in Exhibit A and Exhibit B.

### Background

The subject property is approximately .7 acres (31,325 square feet) in the PUD(1.62) zone. This zone is most closely associated with the R-1-20 zone in respect to regulations for accessory structures. The subject property is Lot 658 of the Pepperwood Phase 6D subdivision. Properties to the south, east, and west, are single family residential zoned PUD(1.62). Properties to the north are single family residential in unincorporated Salt Lake County.



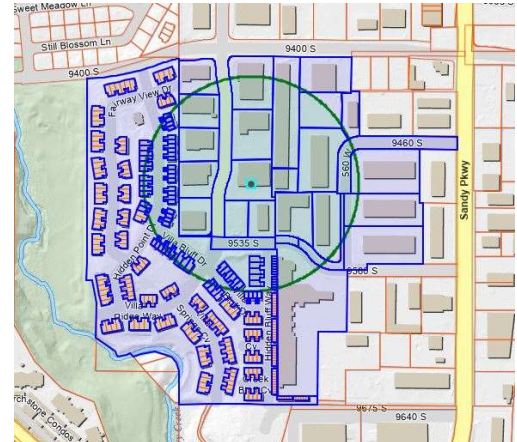
CUP07312024-006805  
Conditional Use Permit  
11 S SNOWSTAR LN  
Sandy City, UT  
Community Development Department

**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 August 21st and five residents attended. The following comments were made:

1. Wanted to know the size of the garage and the dimensions of the individual garage doors
2. Thinks this is a good project
3. Wanted to know how long the construction process was going to take
4. Wondered if the applicant had seen any of the neighbors’ garages in the area

One email has been received (See Exhibit C).



**Analysis**

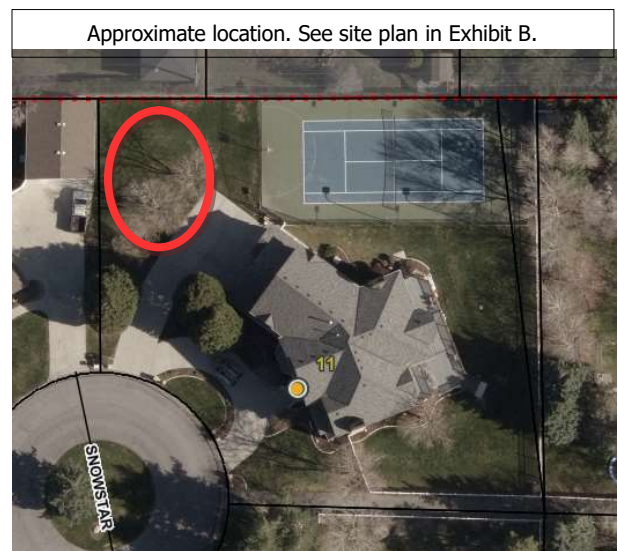
The applicant is proposing to build an accessory structure in the rear yard that will be used as a garage for cars, RV, boat, etc. storage. The proposed structure is 1,870 square feet and is 26 feet tall. The applicant is proposing to match the exterior materials with the existing exterior of the main dwelling. There is a seven foot public utility easement on the north rear property line. The applicant has already secured the necessary easement release letters to continue with the building permit. The applicant will be using the existing driveway and extending it to access the accessory structure.

**Building Size**

The proposed structure is 1,870 square feet. Section 21-11-2(a)(2)(a)(2) of the Sandy City Development Code states that no single accessory building shall exceed 1,500 square feet, unless the planning Commission approves a larger size through the conditional use permit process. The total maximum square footage of all accessory buildings on the property may be increased up to 25 percent larger than the permitted size upon receipt of a conditional use permit. The property is approximately .7 acres or 31,325 square feet. The proposed structure is 45 feet by 50 feet (1,870 square feet). The proposed garage would compromise approximately 10% of the rear yard. This applicant has no other accessory structures on the property.

**Building Height and Setbacks**

The applicant is proposing to build the structure 26 feet high. Properties in the R-1-15 zone or larger are allowed to build up to 20 feet in height for an accessory structure. The property is in the PUD(1.62) zone which is most closely associated with the R-1-20 zone. 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. The applicant is proposing to place the structure two feet from the north rear property line and four feet from the west side property line. In Section 21-11-2(a)(3)(b) it states that a detached structure exceeding 15 feet in height shall increase the minimum setback one foot for each on foot of additional height up to the minimum setback for the primary dwelling, unless otherwise approved by Planning Commission. The proposed structure is 26 feet at its tallest and would need to be setback 12.5 feet from the rear and side property lines. This is the minimum setback for the primary dwelling in the PUD(1.62) zone. The neighboring property has an accessory structure two feet from the property line.



Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
15 Snowstar Lane	1,000	12,600	8%
2424 Charros Road	890	9,483	9%
2442 Charros Road	105	9,083	1%
16 Snowstar Lane	360	7,600	5%
10 Snowstar Lane	325	8,300	4%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
11 Snowstar Lane	1,870	17,611	10%

**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 26 feet tall to peak and will have an 1,870 square foot footprint. The structure will be sited four feet from the west side property line and two feet from the north rear property line.*

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

*The garage will be accessed by the driveway*

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

*The proposed accessory structure roof materials, pitch, and building materials will 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 has no concerns for the requested project.

**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 11 Snowstar Ln. based on the following findings and subject to the following conditions:

**Findings:**

- 1. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the conditions.

**Conditions:**

1. The proposed accessory structure is 26 feet tall to peak and will have an 1,870 square foot footprint. The structure will be sited four feet from the west side property line and two feet from the north rear 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  
Planner

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## Exhibit "A"

## E-MAIL

TO: Willie Chidester, [wchidester@sandy.utah.gov](mailto:wchidester@sandy.utah.gov)  
Sarah Stringham, [sstringham@sandy.utah.gov](mailto:sstringham@sandy.utah.gov)  
Planning Commission

FROM: George T. Waddoups

DATE: July 30, 2024

RE: George Waddoups' Garage Project

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Dear Willie, Sarah, and Sandy City Planning Commission:

I have a plan to build a garage in the northwest quadrant of my home at number 11 Snowstar, Sandy, Utah. The area where this garage is to be built joins the fence that separates the Pepperwood Subdivision from outside the Pepperwood Subdivision.

We live in a cul-de-sac at the end of Snowstar Lane. I have completed my application, paid the fees, and have recently submitted the utilities letters. In addition, I am sending the Conditional Use Permit to request that the garage be approximately 1,870 square feet and 26 feet high. I have also included my site plan in remitting this letter to ask the planning commission and those in authority at Sandy City to approve the project.

**1. The Need for Garage Space:**

As you are aware, many people obtain boats, wave-runners, RVs, and other items. In Pepperwood Subdivision, you are somewhat restricted in where you can park these vehicles. Given the fact that my wife has arthritis, we intend to acquire an RV. However, we do not want to incur the cost of storing the items offsite. To do so would require us to rent numerous storage sheds with a stiff monthly rental fee over the course of ownership of these items.

**2. Conditional Use Permit:**

My house sits at the end of the cul-de-sac. I have enclosed a photo of the house and the area where the garage is to be located. See Exhibit 1. The plan to build a garage at this location would complement and be in line with the other garage that would be near the vicinity of the detached garage site, which I seek to build. In addition, the garage will be hidden from view partly due to the tree located just off the curve of the cul-de-sac, demonstrated by the photo in Exhibit 2. It is my view that 99.999% of the people will never see or know this garage is present, given the location of my property in that it abuts the property outside of Pepperwood and located at the end of the street

## Exhibit "A" Continued

in a cul-de-sac. To the rear of this garage, the neighbor outside of the Pepperwood Subdivision has a garage that abuts the fence along with hedges.

For the following reasons, this Conditional Use Permit and the height, setbacks, and square footage should be granted for the following reasons:

- A. It would be complimentary to the existing structures;
- B. 99.999% of the people will never see the garage since it is in a cul-de-sac covered up by the tree, as shown in Exhibit 3;
- C. The house to the west has a garage, which is two feet from the fence line. The neighbor in the rear has a garage two feet from the fence line outside of Pepperwood. I am seeking to have my setbacks two feet from the fence line and four feet from the Haws' garage. I have taken a picture of the rear of the Haws' garage, attached as Exhibit 4;
- D. Many neighbors over the years have complained about the property behind our house outside of Pepperwood. To many people, they complain that when they walk from the bike path on the circle area, they see the adjoining property outside of the Pepperwood area and complain of what an eyesore it is. By allowing this garage to be built as laid out in the plans, the person's view of that property will be no longer available and will be obstructed. Rather than see an eyesore in the rear of our home, they will see a beautiful garage.
- E. For our needs, it is important that we are allowed to have this garage to store our property and not be required to have offsite storage at a great expense to a long-term Sandy resident. We have faithfully paid our taxes and the homeowner fees of Pepperwood. This garage will add value to the property, which will increase the taxes that we will need to pay overtime;
- F. Neighbor Concerns: Given the fact that there are other large garages throughout Pepperwood, and the fact that this garage will be somewhat hidden from view, I do not foresee any complications from the neighbors regarding this build job. To build a smaller garage with a height of only 20 feet would look odd next to the existing structure of our home. It would look more like a shed than a garage.
- G. Size of Lot: Given the size of my lot with the two parcels together, my lot is almost to the size where the detached garage could be 2,000 square feet without the conditional use permit. I understand that it is not quite the correct size for this additional space, but given all of the issues, the Planning Commission and Sandy City should grant the Conditional Use Permit and allow the garage to be constructed as presently designed and engineered. Exhibit 5 (duplicate) shows the front tree, which will obscure

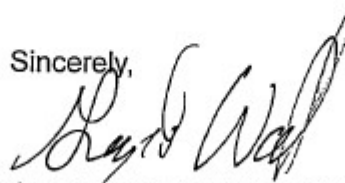
Exhibit "A" Continued

the large part of the garage to the left as it is recessed back towards the fence line, as depicted Exhibit 6. The building next to where the lot is going to be built is the Hawes' garage to the left. I have included as Exhibit 7 a photo looking away from the garage out toward the cul-de-sac, depicting the tree. Exhibit 8 are photographs of the property adjoining my property, which is the adjacent property outside of Pepperwood that people can see when they walk in the cul-de-sac. The construction of the garage will obscure that piece of property being observed by those walking in the cul-de-sac at Snowstar.

I have now completed everything that I am aware of that is necessary. I am including the tax notices and demonstrating the two parcels and the ownership of this particular property. I appreciate your consideration of this matter.

With best regards I am

Sincerely,



Handwritten signature of George T. Waddoups in black ink, appearing as 'Geo T Waddoups'.

GEORGE T. WADDOUPS

Enclosures

Exhibit "B"

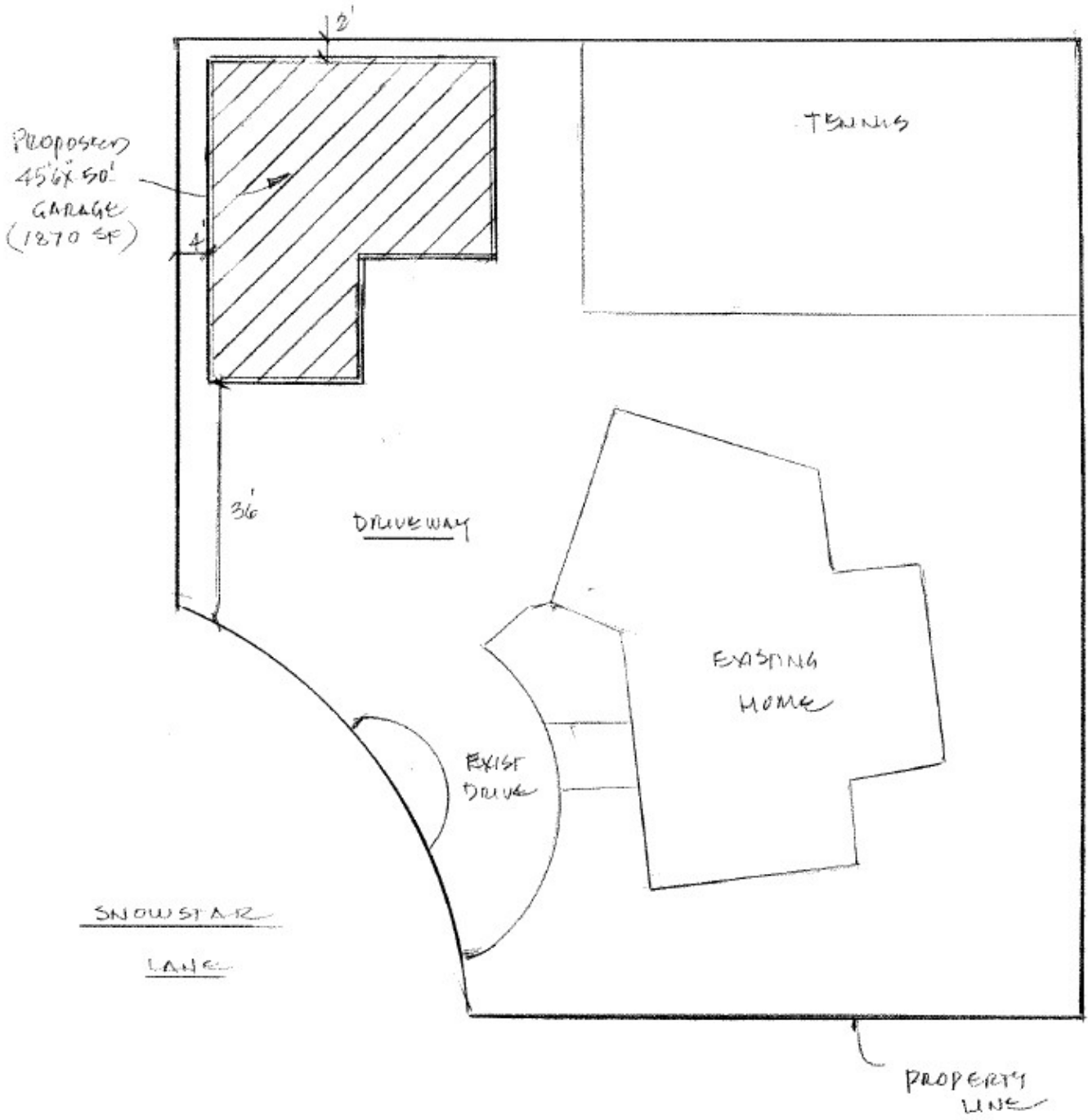




Exhibit "B"

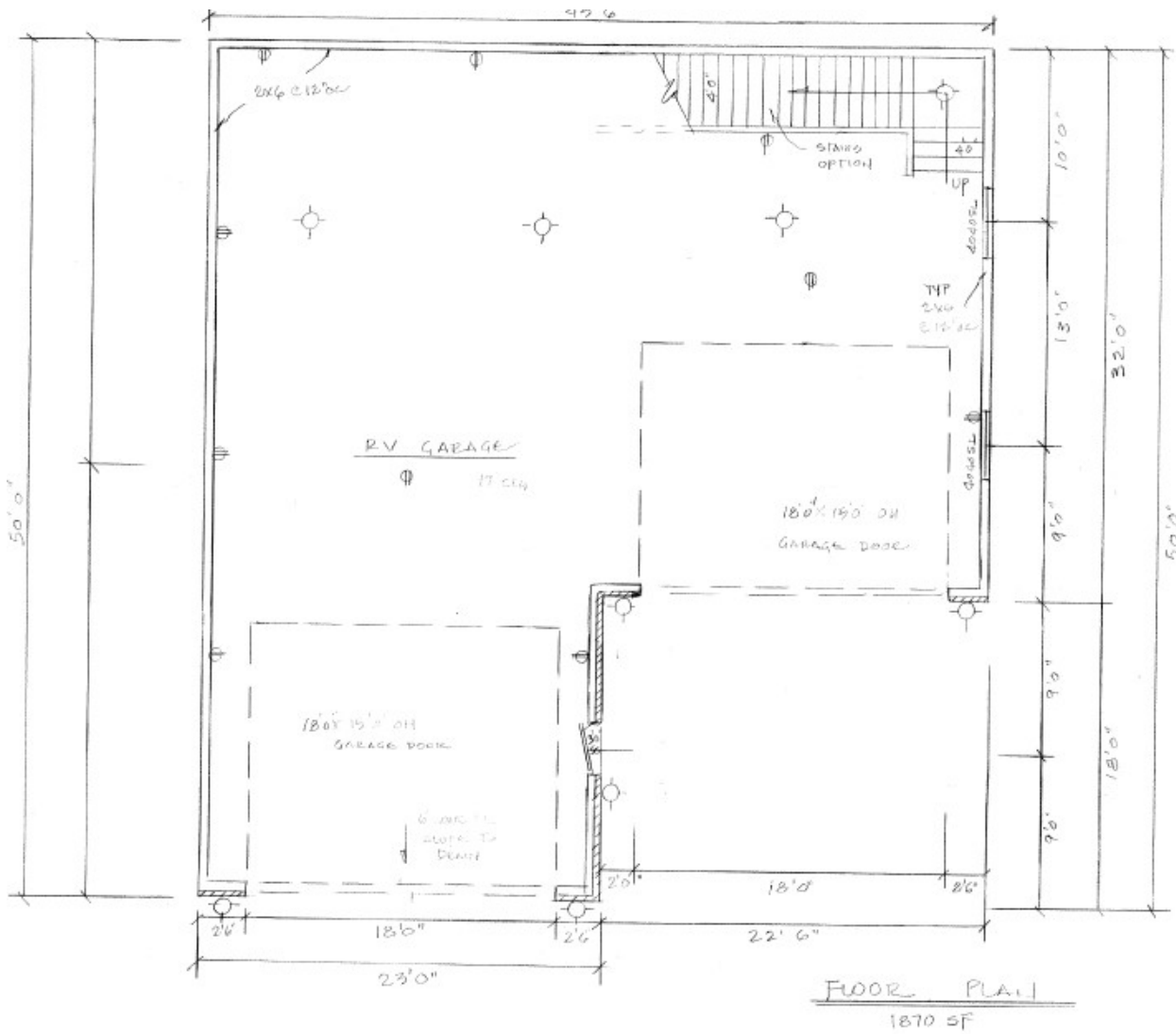


Exhibit "B" Continued

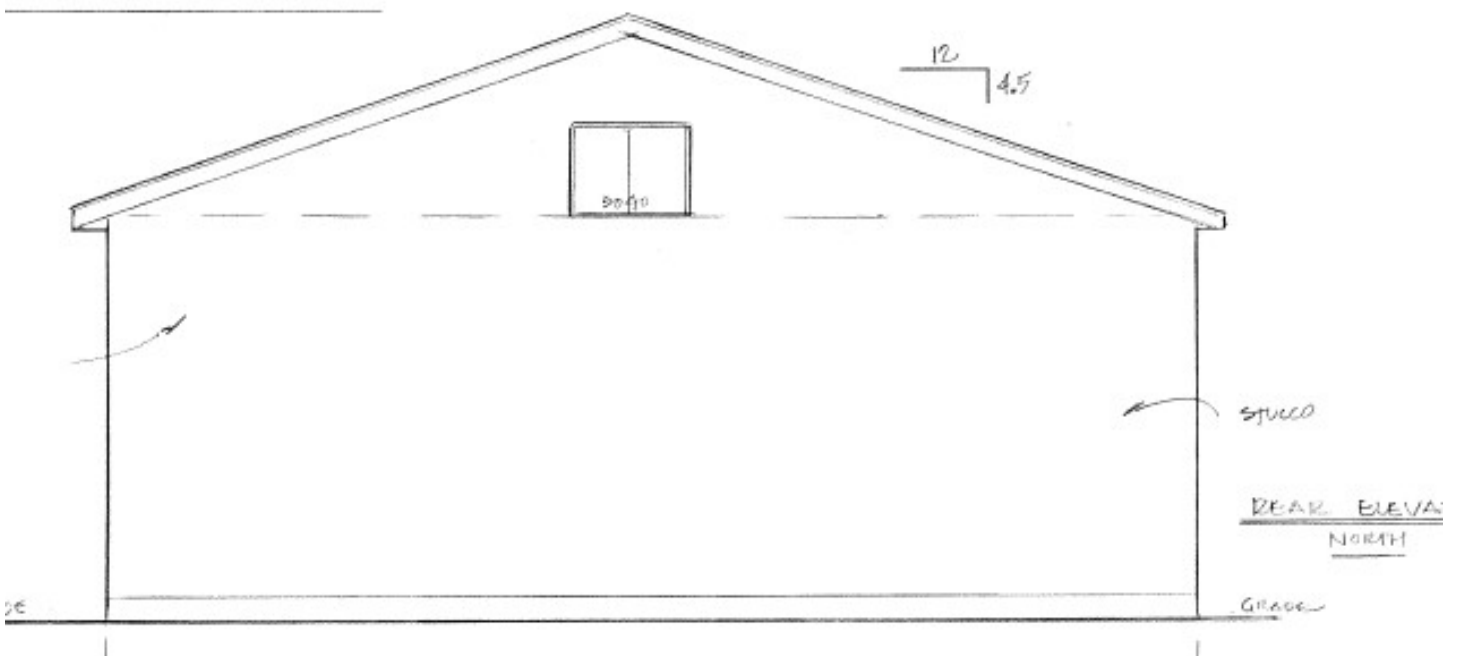
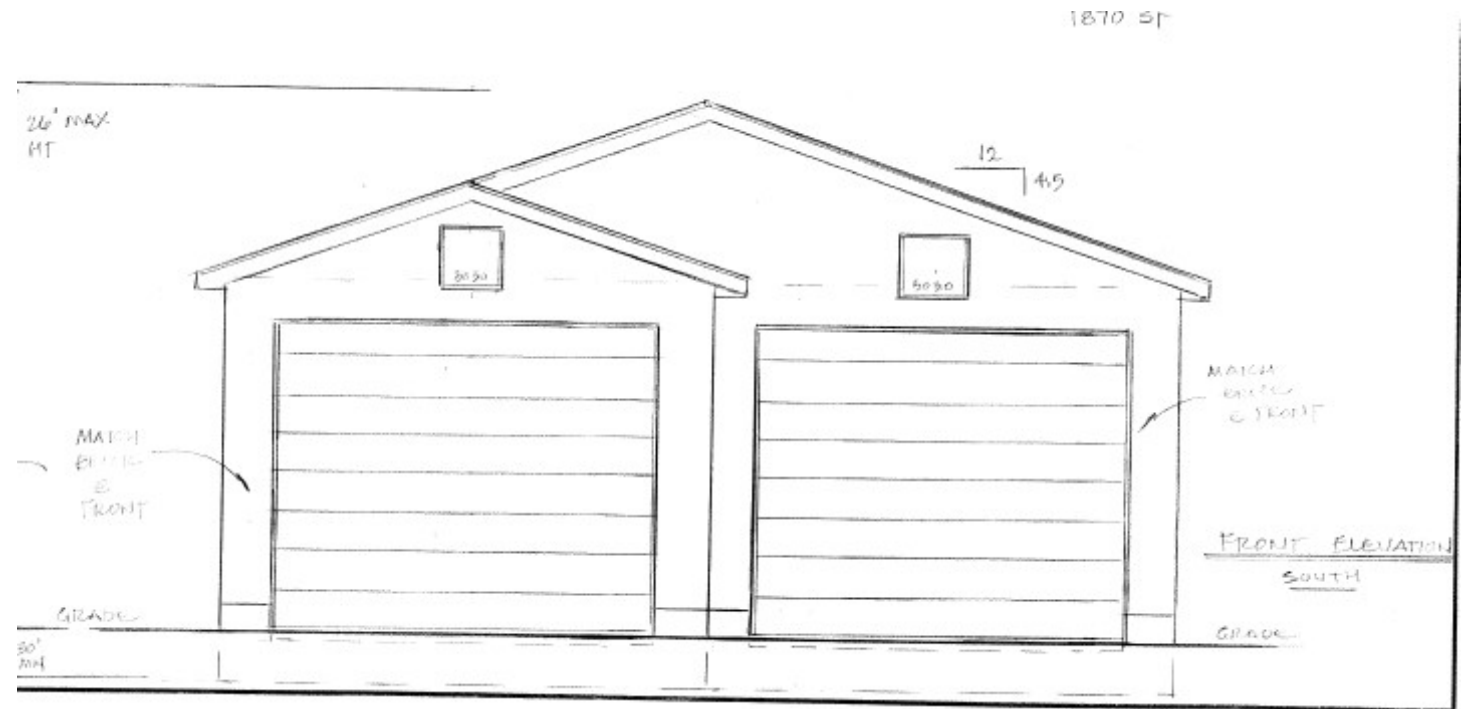


Exhibit "B" Continued

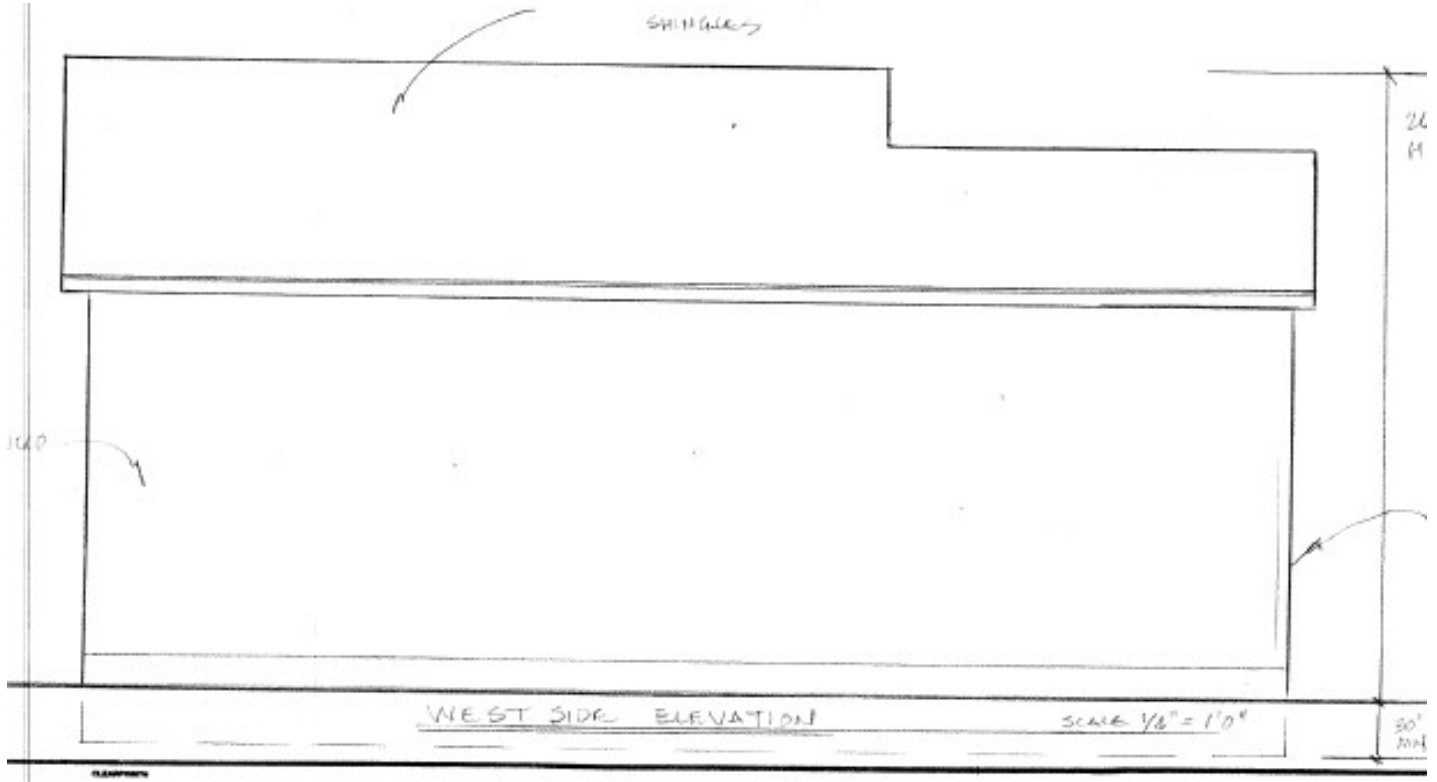


Exhibit "C"

**From:** George H Maxwell <georgehenry31@live.com>  
**Sent:** Sunday, August 25, 2024 6:58 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] 11 S. Snowstar Ln. George Waddoups

Dear Sarah Stringham - thank you for inviting me to your Zoom Meeting. I wish the storage garage Mr. Waddoups is planning was not going to be so tall. It is nice seeing the tops of his trees from our backyard. Thank you for your consideration,  
LaRae Maxwell  
2424 Charros Rd.  
Sandy, UT 84092



Exhibit "D"

