



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

November 21, 2019

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Platt Barn  
 Accessory Structure (Increased square footage)  
 11140 S. 115 E.  
 (Community #11- Crescent)

CUP-10-19-5746  
 1 Lot  
 1.36 Acres  
 Zoned R-1-40A

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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 applicants, Jeff and Brydie Platt, are requesting a Conditional Use Permit to allow for a 1,920 square foot barn (*See Exhibit #1 – Application Materials*) located at 11140 S. 115 E. The property is located on a private lane accessed on 115 E.

The proposed barn will be 48 feet wide by 40 feet (1,920 square feet), 17 feet in height, and located on the northwest side of the existing home. The proposed use of the barn is for the storage of hay, horses, a horse trailer, and RV and yard equipment. The barn will be white with a black metal roof and black trim. It will also have black wainscoting along the bottom of the building. (*See Exhibit #2– Site Plan and Construction Drawings*)

The property is zoned R-1-40A. The property is not listed as part of a subdivision. The property is 1.36 acres (59,241 square feet). The property is surrounded on the north, east, and south by residential properties zoned R-1-40A. To the west, the property is adjacent to the Crescent Cemetery. Access to the barn will be via a proposed gravel driveway on the east side of the property just north of the existing home.

**NOTICE**

Neighbors within a 500-foot radius of the property were notified of a neighborhood meeting, which was held on November 7, 2019 (*See Exhibit #2 – Neighborhood Meeting*). Five neighbors attended the meeting and all expressed their support of the project.

**ANALYSIS**

**Section 21-11-2** 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 proposed accessory structure is 1,920 square feet requiring Planning Commission approval.

**Section 21-11-2** of the Sandy City Development Code states that the combined square footage of all accessory structures on the property shall not exceed 2,000 square feet or 25% whichever is the lesser measurement. The proposed structure at 1,920 square feet is under 2,000 square feet and covers 7% of the 26,000 square foot rear yard.

Currently there are four other structures on the property including two sheds, a chicken coop, and a small barn that total 472 square feet. The applicants propose to demolish these structures in order to stay under the 2,000 square foot maximum.

Additional Setback Requirement. Detached structures exceeding 15 ft. in height shall increase the minimum setback one foot for each foot of additional height up to the minimum setback for the primary dwelling. The proposed barn will be 10 feet from the rear property line and an over 100 feet from the side property lines.

Ancillary to Main Dwelling. Accessory buildings are only allowed on properties where a main dwelling or building exists.

Architectural Guidelines Generally, accessory structures and buildings shall be designed and constructed as to be compatible with the architectural components of the main dwelling or building.

The applicants are proposing a 1,920 square foot barn, which is within the allowable standard in an R-1-40A zoned property with Planning Commission approval. Further, the total accessory structures in the rear yard will not exceed the 2,000 square foot maximum size of a rear yard structure.

**Section 21-24-4** of the Sandy City Development Code states that all areas utilized for the parking of vehicles shall be paved with a hard surface (e.g. concrete, asphalt, brick, or other water impenetrable surface). This includes the front yard, side yard, and rear yard of the home. The exceptions are as follows:

- 1). A six-inch gravel base complying with City specifications may be used for the storage of recreational vehicles. This area must be kept weed free.

2.) Single-family residential properties with animal rights will be allowed to store animal transport trailers. These trailers are not required to be parked on a gravel or hard surface, but must be parked within the rear setback of the home.

The applicants are proposing to access the barn via a 6-inch deep gravel driveway. The barn will not require paved hard surface for access as the proposed use of the structure is for the storage of an RV and horse trailers and the property has animal rights.

#### **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 accessory structure will be located in rear yard.*

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

*The barn will be accessed from a new gravel driveway on the north side of the home.*

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 is concerned that the gravel driveway may be used for parking vehicles other than the RV and animal transport trailer. Staff has spoken to the applicants about this concern and they have agreed not to park automobiles on the gravel driveway.

**COMPATIBILITY**

The properties to the south have large accessory structures, similar in size and design to the proposed accessory structure.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve a Conditional Use Permit for Jeff and Brydie Platt for the property located at 11140 S. 115 E. to allow for a barn as described in the application materials based on the findings and subject to the following conditions.

**Findings**

1. Staff finds that the proposed barn is in character with the surrounding properties.

Address	Accessory Structure	Rear Yard Area	% Rear Yard
11193 S 115 E	2,000	21,080	10%
11145 S 115 E	1,500	23,000	7%
11107 S 115 E	1,650	28,000	6%
11082 S 115 E	2,300	17,000	13%
<b>Proposed Barn</b>			
11140 S 115 E	1,920	26,000	7%

2. Staff finds that the proposed accessory structure meets the intent of **Section 21-11-02 (B) and Section 21-11-02** of the Sandy City Development Code regarding accessory structures in the R-1-40A zoned properties.

**Conditions**

1. That the proposed structure comply with all applicable Building & Safety, and Fire & Life Codes.
2. That the proposed gravel driveway not be used for parking vehicles other than RV's and animal transport trailers.
3. Setbacks along the side and rear yard should be a minimum of 4 feet from the side and rear property lines, unless this requirement is waived by the Planning Commission.
4. The property owner maintains the gravel driveway by keeping it free of weeds.

5. 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.

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

Planner: Claire Hague Reviewed by: SM  
Claire Hague, Zoning Technician  
S:\USERS\PLN\STAFFRPT\2019\CUP-10-19-5746 Platt Barn

**Exhibit #1 – Application Materials**

*Jeff and Bryde Platt  
11140 South 115 East  
Sandy, UT 84070  
801-808-7175*

October 17, 2019

Community Development  
Sandy City  
10000 Centennial Parkway  
Sandy, UT 84070

Members of Planning and Zoning Commission,

We currently have 4 out buildings on our property. They consist of two sheds, a chicken coop and small barn. The total SF of these existing out buildings are 472 SF. These buildings will be demolished to meet the requirements of a total of 1,760 plus 160 SF for a total new SF of our new barn which will be 1,920 SF. We are applying for a conditional use permit to add the additional 160 SF from the current zoning allowance.

We are constructing a metal barn which will have dimensions of 40'D and 48'W. The building elevation is included in this submission. The height for this single story barn at the peak of the roof will be 17'. Carport Central is our metal building supplier and Coast to Coast is the contractor. We be pouring a concrete pad for the building to sit on as well as footings. I will include the concrete specifications as soon as I receive them from Carport Central. There will also be engineered drawings to show the full scale of the building.

The building will be white with a black metal roof and black trim. There will also be black wainscoting as shown in the building elevation. We will add two cosmetic cupolas to the barn at completion.

This barn will be used to store hay as our hay is now just stored on pallets and tarps. The barn will also house our horses with two covered stalls at the North end. We will have a tack room, store our horse trailer, RV and yard equipment. This will add a great improvement in the visual aesthetics of our property versus what we currently have. We are lifetime residents of this area and have great pride and enjoyment of our property and the area. We are excited for this to improve our property and that added benefit to our neighbors.

We have also included a drawing to scale, copy of plat of our property, plat map of surrounding property owners and photos of our current buildings.

We look forward to answering any questions. I have prepared mailing labels to all of the property owners within 300 feet of our proposed site. I have spoken with many of my neighbors and am delighted at their positive feedback. We also look forward to working with the commission on this and

welcome any property owner's perspectives at the meeting that will be scheduled after notices have been sent out.

Thank you for your time in considering the conditional use permit.

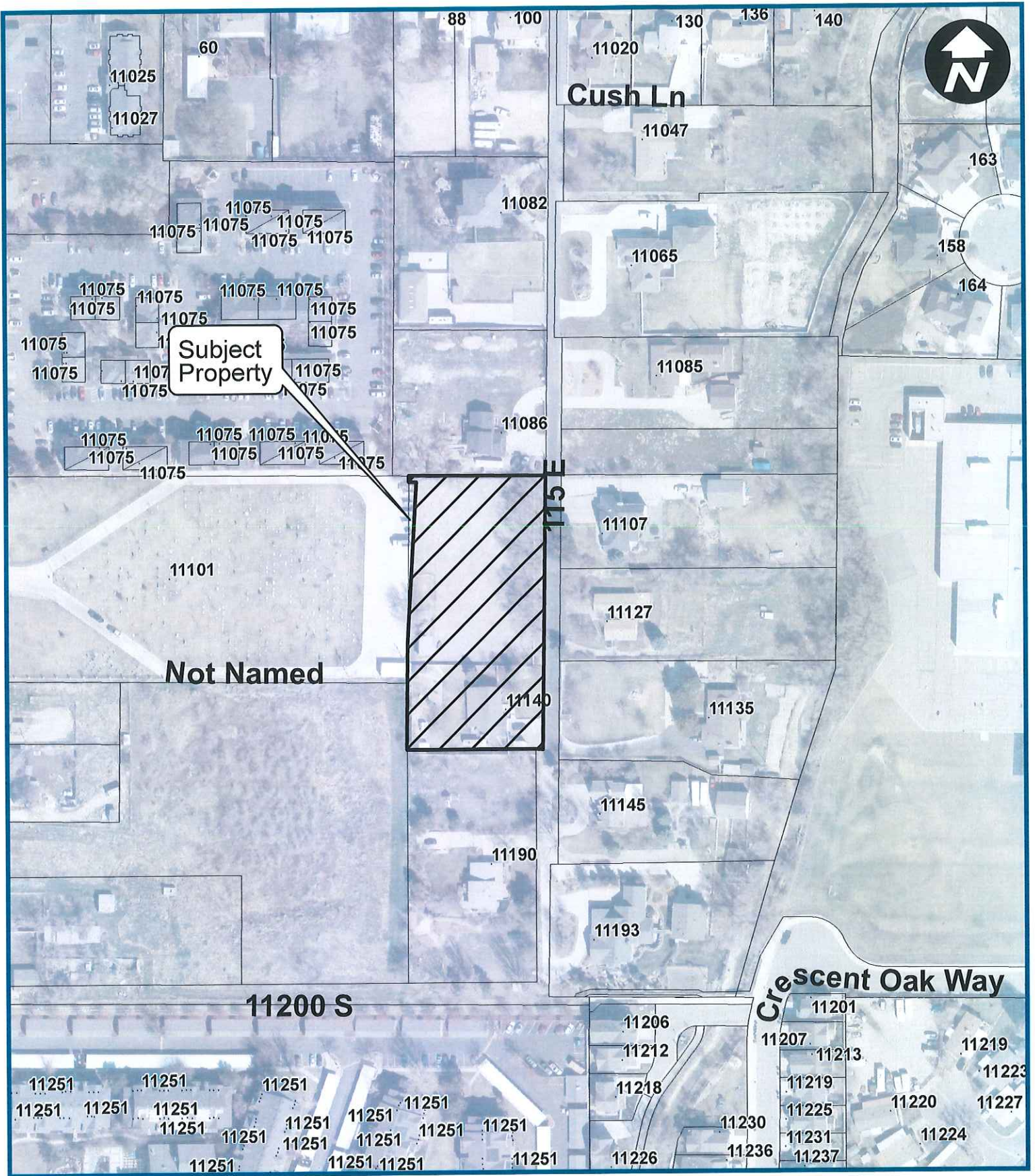
Sincerely,

A handwritten signature in black ink, appearing to read 'Brydie Platt', with a horizontal line extending to the right from the end of the signature.

Brydie Platt



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



**CUP-10-19-5746**  
**Platt Barn**  
**11140 S. 115 E.**

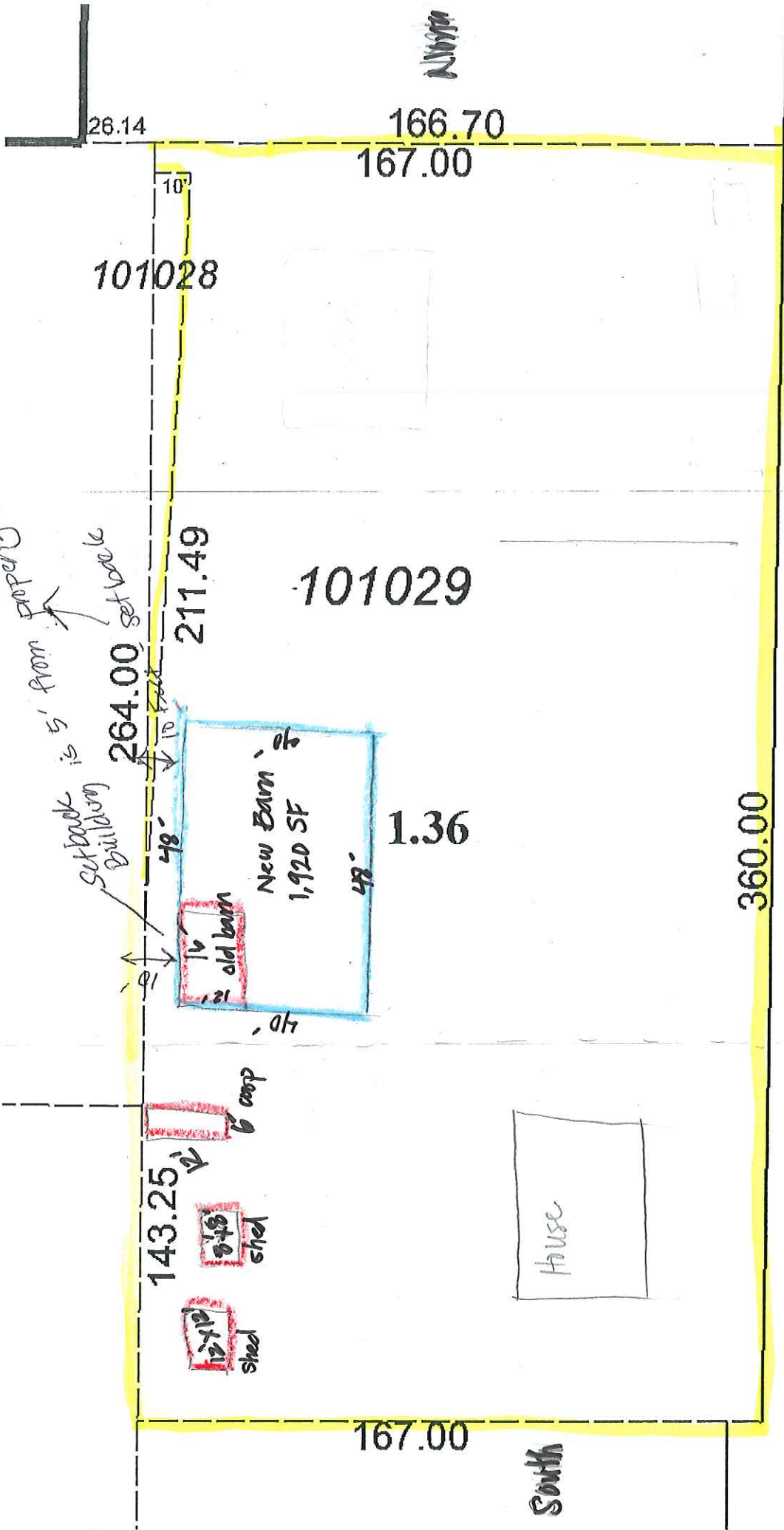


**Site Plan -**  
Drawn to Scale

**West**

property line

Setback is 5' from Building  
264.00 setback



101028

101029

211.49

264.00

48"

New Barn  
1,920 SF

1.36

48"

old barn

143.25

coop

shed

shed

House

167.00

South

166.70

167.00

26.14

10'

360.00

119.19

120.80

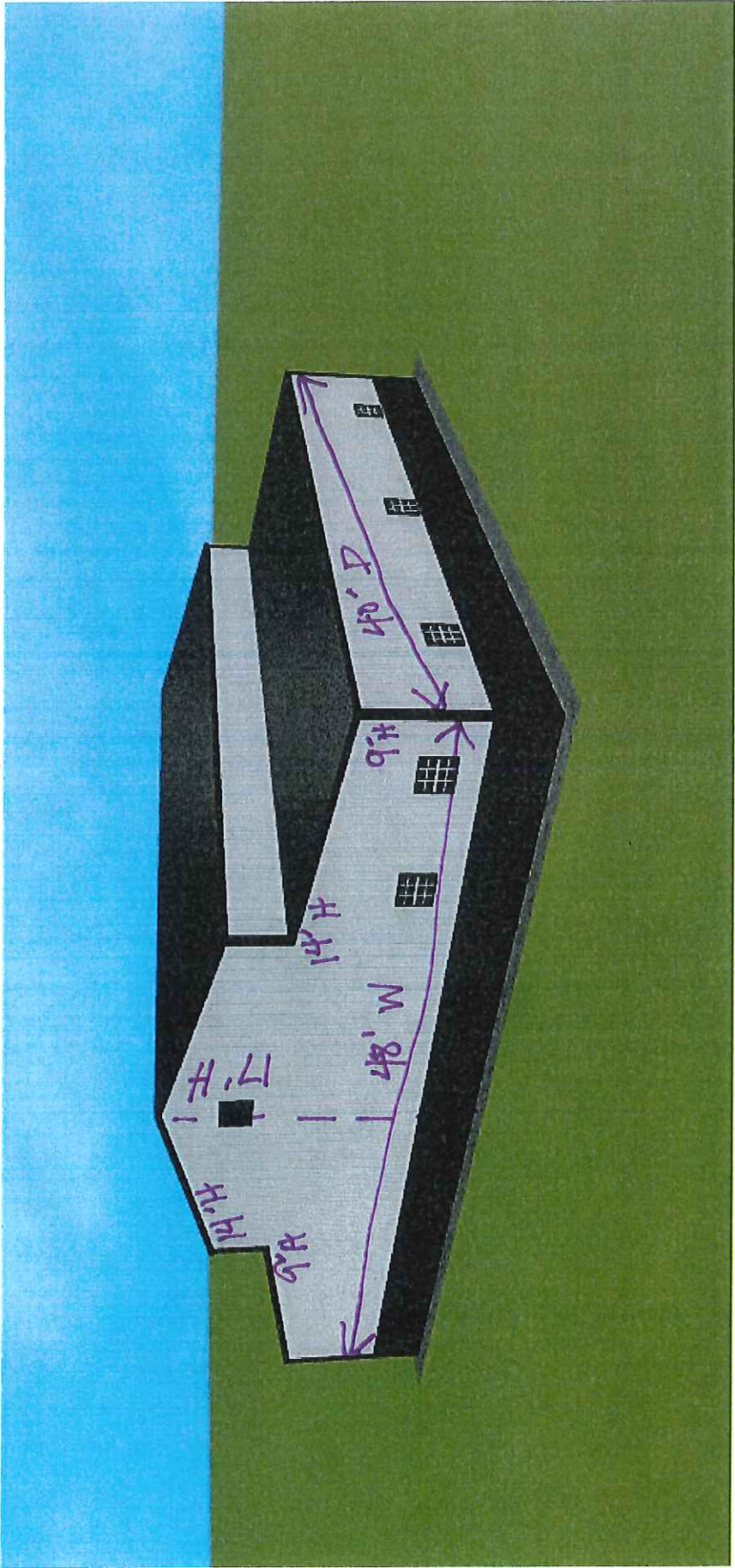
58.9

**East**

~~Red~~ Existing Old Buildings  
472 SF to be demolished.

Blue - New Barn  
1,920 SF

S



Back Elevation

N

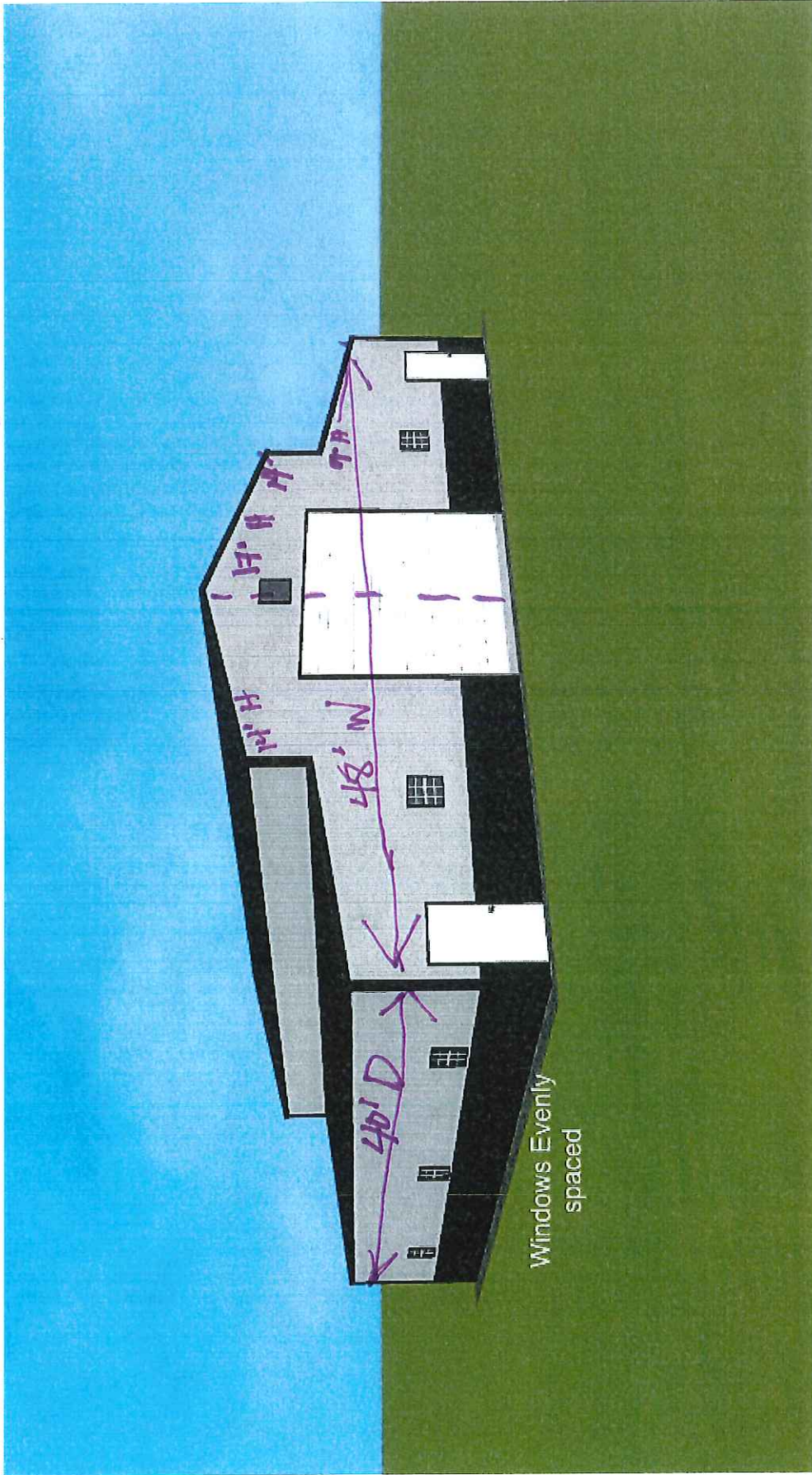
N

N

# Front Elevation

W

17'-H  
40'-D  
48'-W



N

S

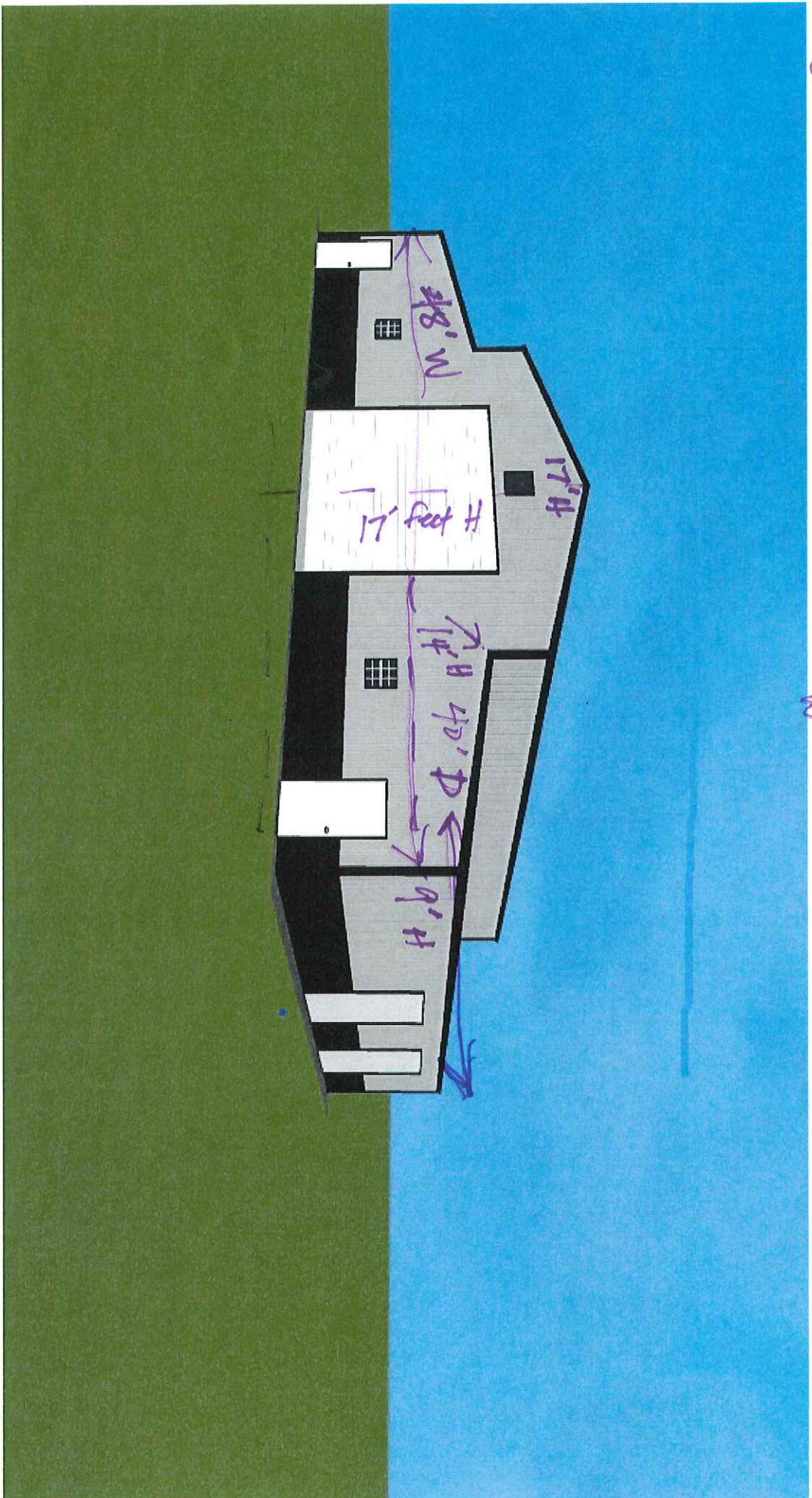
E

Barn Dimensions

Depth - 40'  
Width - 48'  
Max H - 17'

Slide Story Metal Barn

W



N

**Exhibit #3 – Neighborhood Meeting**



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## Neighborhood Meeting Summary – Community Crescent#11)

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**Date:** 11/7/2019

**Location:** Planning Conference Room 220

**Community #/Name:** Crescent

**Community Coordinator:**

**Project Name:** Platt Barn

**Number of Attendees:** 6

**Applicants:** Jeff and Brydie Platt

**Number of Invitees:** 54

**Length of Meeting:** 35 minutes

**Notice Radius:** 500 ft.

**Project Description:** The Platt's are proposing to construct a 1,920 square foot barn in their rear yard.

### **Community Comments:**

Brydie Platt explained her projects and then asked for questions.

Glen Eyre asked her about the aesthetics of the barn and Brydie went over the architectural design of the project. The other residents agreed that it was a good use for the project.

Monte Johnson asked Brydie about access to the property. Brydie explained that there would be a gravel roadway leading up to the property.

Residents asked staff member Claire Hague about animal property rights and the amount of animals per property. Claire Hague explained that it depended on the size of the animal. Large animals require 10,000 square feet each where medium size and smaller animals require less.

Susan Tarver asked Brydie about hay storage on the property. Brydie explained that the reason the barn was so large was so that she could store a year's supply of hay for her horses.

Charles Hardy asked about curb and gutter requirements and debate ensued among residents about roadway types.

Claire Hague asked the attendees if they had concerns regarding the project that they wanted to take to Planning Commission and all were in favor of the project.