



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 17, 2021

To: Planning Commission
From: Community Development Department
Subject: Anderson Accessory Structure (Conditional Use Permit - Increased height and setback waiver) 36 S. Northridge Way
(Community #28- Pepper Dell) CUP-05-30-2021-6037
 Zoned PUD (1.62)

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, Chad Anderson, is requesting a Conditional Use Permit to allow for an 880 square foot, 24' high accessory structure. *(See Exhibit #1 – Application Materials)* The applicant is also requesting a setback waiver to build seven-and-a-half (7.5) feet from the side property line.

The property is 0.54 acres or (23, 522 square feet). The proposed structure will be 22 feet wide and 40 feet long. The proposed use for the structure is for additional garage space and storage. The proposed materials are red brick and tan stone to match the existing home. Access to the proposed garage will be via the existing driveway on the northeast side of the property. *(See Exhibit #2– Site Plan and Construction Drawings)*

The property is zoned PUD(1.62) and is part of the Pepperwood Phase 4 subdivision. The property is located on the west side of Northridge Dr. north of Pepperwood Dr. The subject property is surrounded by single family homes zoned PUD (1.62).

NOTICE

A neighborhood meeting was held on Monday June 7, 2021. Two neighbors attended the meeting and expressed no concerns. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

ANALYSIS

Section 21-11-2-(a)(3)(c) of the Sandy City Development Code states that an accessory structure 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 Sandy City Planning Commission. The Planning Commission shall consider the scale of the building 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 Planning Commission may require additional setback from side and rear property lines as a condition of approval. *The proposed structure is in an PUD (1.62) zone allowing the structure to be up to 20 feet high in the rear yard (Section 21-11-2-(a)(3)(a)). The applicant is requesting that the Planning Commission approve the accessory structure to be 24 feet in height. The existing driveway does slope down towards the house. The front of the proposed garage will be 24', however, the sides and rear elevation will have a 20' height.*

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 eleven (11) 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 fifty (50) feet from the rear yard and seven and a half (7.5) feet from the side yard. The applicant is requesting a setback waiver from the Planning Commission of three-and-a-half (3.5) feet. There is an existing 50' easement on the rear for the Bureau of Reclamation and a seven-and-a-half-foot public utility easement on the north side yard. The proposed structure would be outside of those easements.*

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 on the northeast side of the rear yard. The structure will cut into the existing masonry wall and be 24' at the peak.

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.

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 concerns that the applicant did not get prior approval from the Pepperwood Architectural Review Committee. The applicant is aware that approval from Sandy City does not supersede HOA approval.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Chad Anderson for the property located at 36 S. Northridge Way to allow for an accessory structure as described in the application materials based on the finding 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:

Conditions

1. That the applicant obtain approval from the Pepperwood Architectural Review Committee prior to submitting for a building permit.
2. That the proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
3. That the applicant maintain a side setback of at least 7.5 feet and a rear setback of 50'.
4. That the structure not be used as a accessory dwelling unit.
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: _____ Reviewed by: _____

Claire Hague, *Planner*

S:\Users\PLN\STAFFRPT\2021\CUP-05-30-2021-6037 Anderson Accessory Structure

Exhibit #1 – Application Materials

Sandy Planning Commission,

My name is Chad Anderson. I would like to build a detached garage on my property with storage above. I live at 36 Northridge Way, Sandy, Utah 84092 in the Pepperwood Neighborhood.

The current Sandy guidelines allow for a 20-foot-high structure to be built. I would like to build a 24-foot-high structure, and thus I am asking for a conditional use permit for the height and the side setback. I would like the side setback to be 7 ½ feet. The proposed garage would sit at the same elevation as my current garage. My backyard is four feet higher than the garage elevation. I have included renderings of the proposed garage so you can see how my property is unique.

There are several reasons I would like to add the extra four feet to the height of the garage. The first reason I would like the extra four feet is because my house is very tall, and the 20-foot garage would look odd/short next to my home. The second reason is because I see the 20-foot garage as a safety issue in regard to the height of the garage in the backyard. Because the backyard is four feet higher, it would be easy to climb on the garage from ground level. The additional four feet reduce the chances of someone climbing on the roof. The third reason I would like the extra four feet is to allow for eight-foot ceilings in the storage area above the garage, making the area easier to access.

Where the garage is situated in relation to my neighbor's property is a non-issue. I have talked to my neighbors and neither my back nor side neighbors have a problem with the 24-foot structure being built.

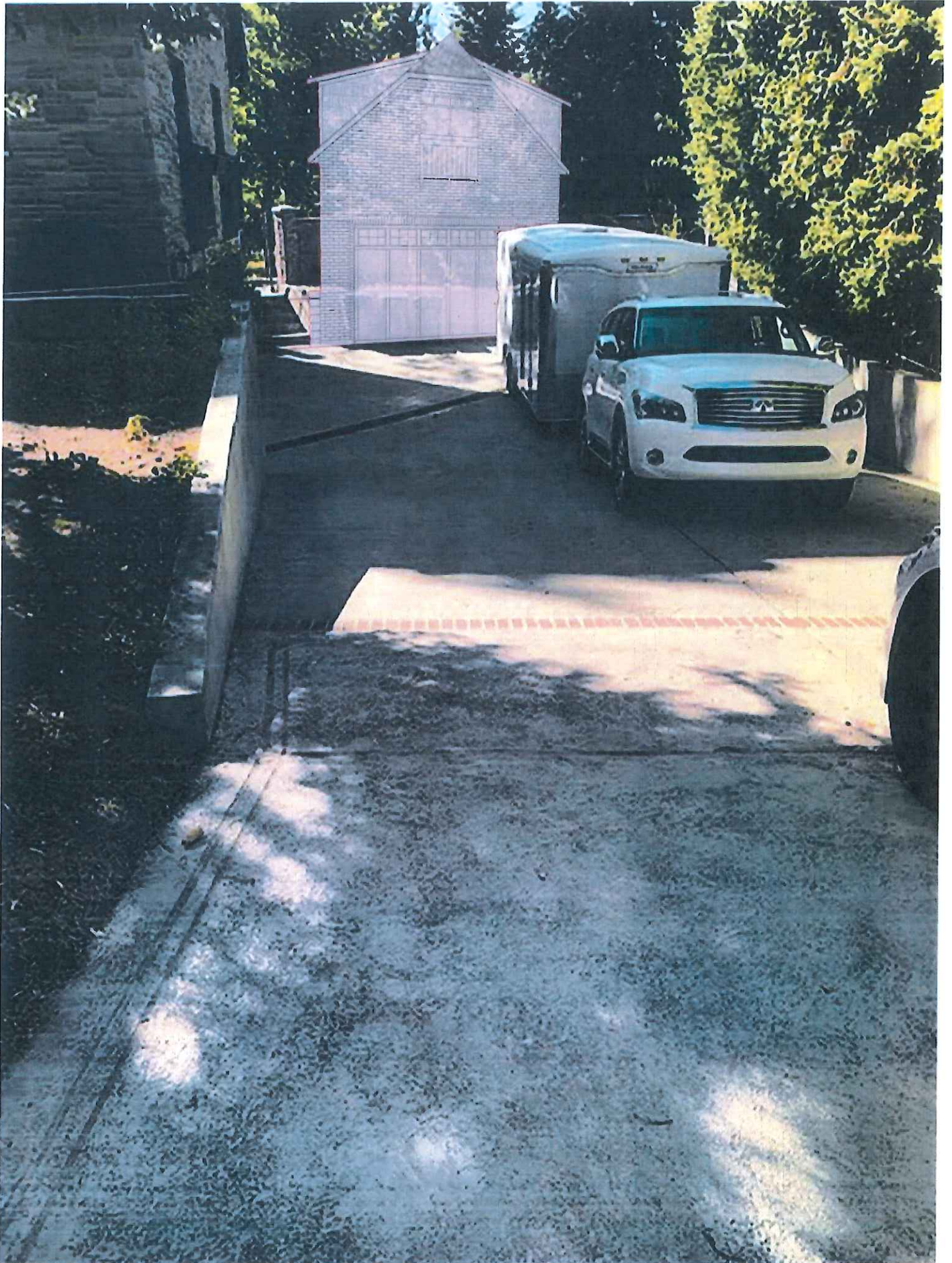
Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Chad Anderson', with a long horizontal line extending to the right.

Chad M. Anderson







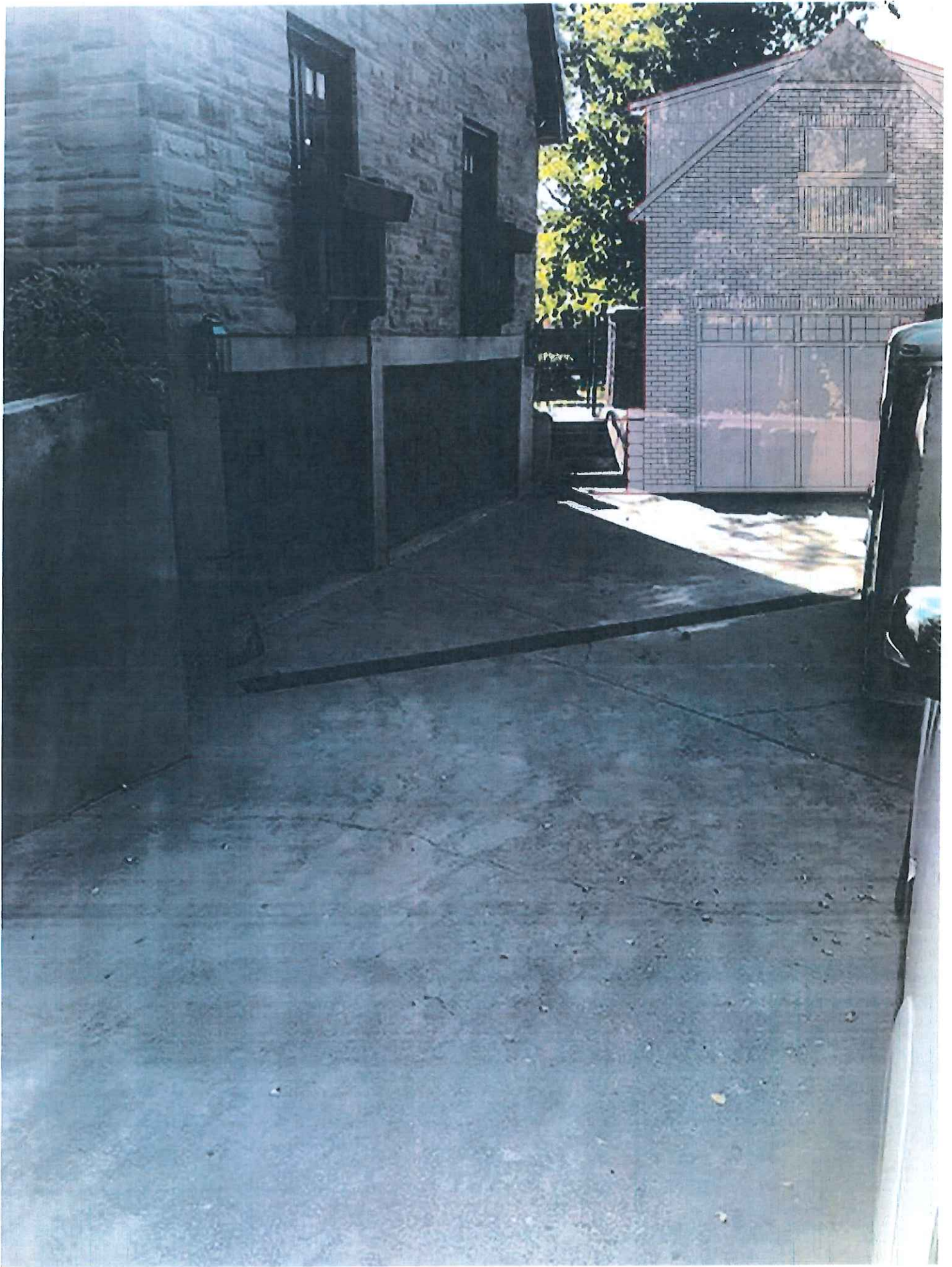


Exhibit #2 – Site Plan and Construction Drawing

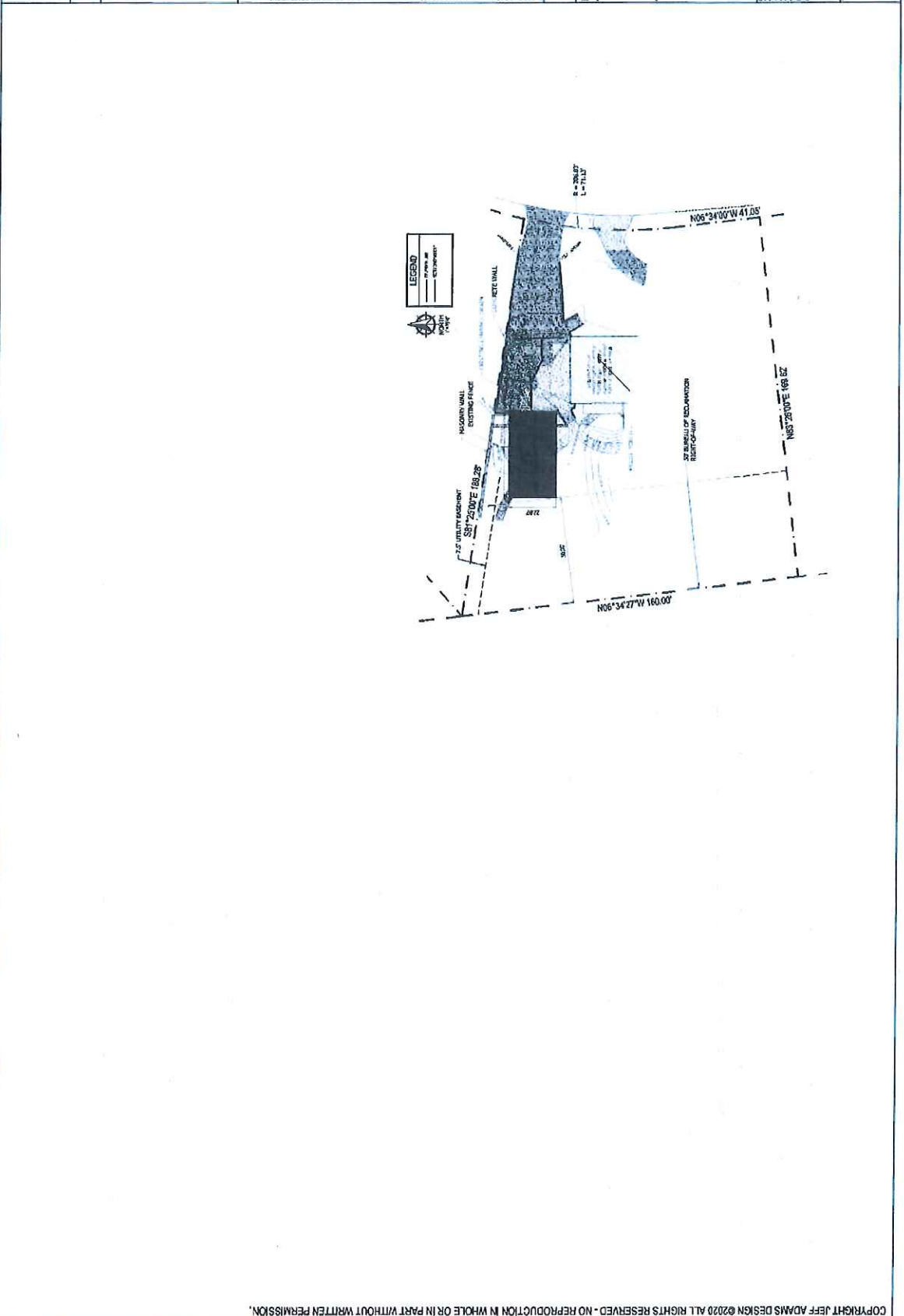


JEFF ADAMS DESIGN, INC.
 1100 S. 1000 E. SUITE 100
 SANDY, UT 84070
 (801) 571-1111
 WWW.JADDESIGN.COM

CONSTRUCTION DOCUMENTS
 PROJECT INFO:
 ANDERSON
 DETACHED
 GARAGE
 36 NORTH RIDGE
 WAY
 SANDY, UT

2021-05-04
 2020-04-20
 CONSTRUCTION DOCS
 COVER SHEET

C001



DATE	
REVISIONS	
NO.	
BY	
CHECKED	
DESIGNED	
DATE	

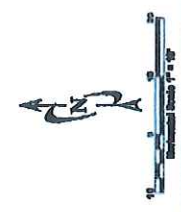
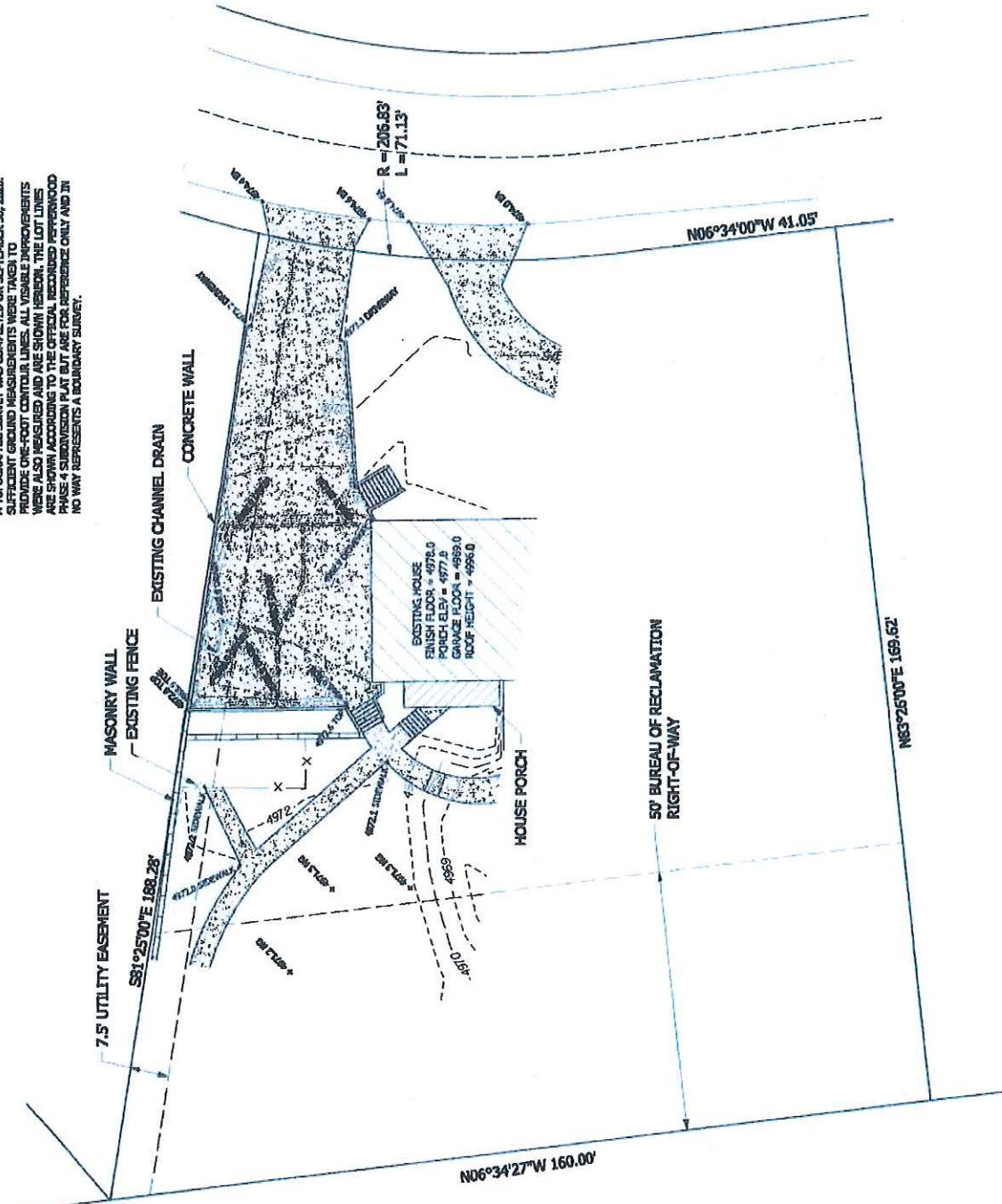
PROJECT NO.	
DATE	
BY	
CHECKED	
DESIGNED	
DATE	

TOPOGRAPHY MAP
LOT 406 PEPPERWOOD PHASE 4
SANDY, UTAH



T.M.1

NARRATIVE:
 A TOPOGRAPHIC SURVEY WAS COMPLETED ON SEPTEMBER 30, 2020. SUFFICIENT GROUND MEASUREMENTS WERE TAKEN TO DETERMINE ALL USUAL IMPROVEMENTS WERE ALSO RECORDED AND ARE SHOWN HEREON. THE LOT LINES ARE SHOWN ACCORDING TO THE OFFICIAL RECORD. PEPPERWOOD PHASE 4 SUBDIVISION PLAT BUT ARE FOR REFERENCE ONLY AND DO NOT REPRESENT A BOUNDARY SURVEY.



THIS PLAN SET ONLY PROVIDES THE INFORMATION AND MEASUREMENTS NECESSARY FOR THE CONSTRUCTION OF THE GARAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

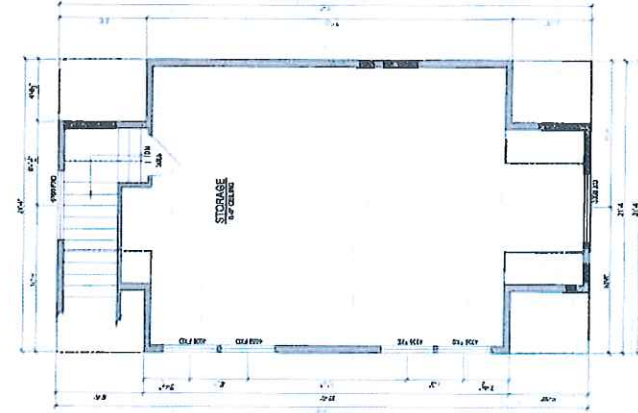
1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"

2 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"

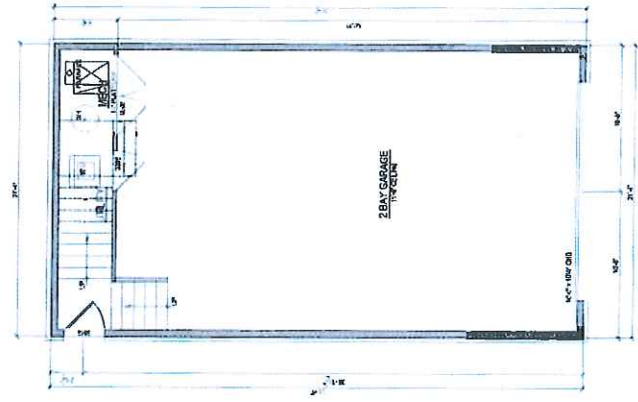
3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"

4 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"

5 BUILDING SECTION
 SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"



3 UPPER FLOOR PLAN

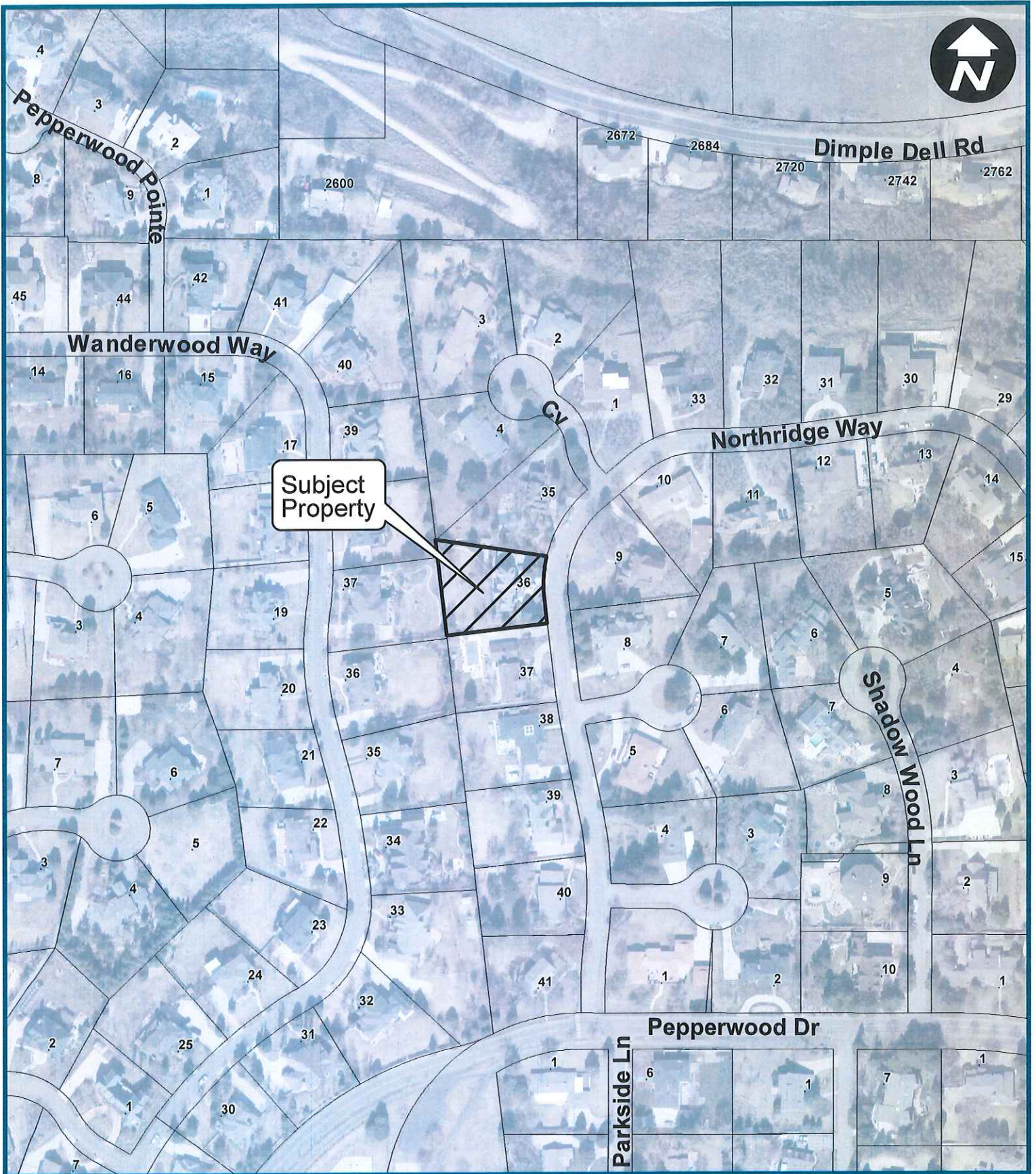


2 MAIN FLOOR PLAN



1 FOUNDATION PLAN

Exhibit #3- Vicinity Map



CUP-05-30-2021-6037
Anderson Accessory Structure
36 S. Northridge Way

