



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

January 17, 2018

To: Planning Commission
From: Community Development Department
Subject: Green Accessory Structure / Guesthouse
1876 E. 10980 S.
[Community #26]

CUP-12-18-5581
Zoned R-1-40A

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
	None

DESCRIPTION OF REQUEST

The applicants, Rob and Annie Green, are requesting a Conditional Use Permit for a 2,166 square foot detached garage, and a Conditional Use Permit for a 396 square foot guesthouse (*See Exhibit #1 – Application Letter*) on the property located at 1876 East 10980 South.

The property is zoned R-1-40A. Properties to the north and east are single-family homes zoned R-1-40A. Properties to the west are single-family homes zoned R-1-20A. Properties to the south are single-family homes zoned R-1-12. The property is 1.12 acres and part of the Dimple Dell Heights Subdivision. In the center of the property is a 10-foot public utility easement that contains a water line operated by Bell Canyon Irrigation (*See Exhibit #2 – Public Utility Easement*). The applicant is proposing to construct the garage 10 feet from the easement.

The property contains a 3,520 square foot 2-story home, including a 560 square foot attached garage. The home was constructed in 1972. The applicant will be renovating the home at a future date, the detached garage will match the architecture and design of this future home (*See Exhibit #3 – Future Home Renderings*). The applicant is proposing to construct the 2,166 square foot, 18 feet tall, detached garage in the southwest corner of the property (*See Exhibit #4 –*

Proposed Site Plan and Garage). The large garage will be comprised of a 448 square foot woodshop, a 396 square foot guest home, and a 1,322 garage. The large garage is being requested in order to house and service the property owner's antique cars. The guesthouse will accommodate visiting family.

NOTICE

A neighborhood meeting was held on January 8, 2019 at 8:00 PM. Three neighbors attended the meeting. Neighbors were fine with the detached garage, but some had concerns with the size and potential for renting out the guesthouse. A summary of the comments and concerns are attached to this staff report (*See Exhibit #5 – Neighborhood Meeting Summary*). Property owners were noticed within a 500-foot radius for the Planning Commission hearing.

ANALYSIS

Section 15A-11-02(2)(a) of the Sandy City Development Code states that accessory structures in the rear yard of any properties 40,000 square feet or larger, can have up to 2,000 square feet of accessory structures on the property. In addition, properties with an "A" designation may increase the total maximum square footage of all accessory buildings on the property by fifty (50%) through a Conditional Use Permit. However, 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 2,166 square foot accessory structure exceeds the 1,500 square foot requirement and the overall square footage allowed, and thus requires a Conditional Use Permit approved by the Planning Commission.

In considering the size of the structure, 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 total square footage for all accessory structures allowed with a CUP on this property is 3,000 square feet. The total square footage of accessory structures on the property proposed by the applicant is 2,166 square feet, 834 square feet less than allowed on the property.

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. This requirement may also be waived by the Planning Commission through the Conditional Use Permit process. Required setbacks for the proposed garage with guesthouse is a minimum of 10 feet unless the Planning Commission waives this additional setback requirement. The applicant is proposing a 15 foot setback.

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 applicant has proposed to match the proposed detached garage to the future home renovations.

Section 15A-11-01 of the Sandy City Development Code states that a guesthouse may be allowed only with approval of a Conditional Use. Such use shall not exempt the applicant from meeting other applicable ordinances, codes or laws recognized by Sandy City. The following standards must be met in order to grant the Conditional Use:

1. **Occupants.** A guesthouse shall be used only by the occupants of the principal dwelling or their nonpaying guests.
2. **Lot Size.** A guesthouse will only be considered for a Conditional Use on a lot containing at least 20,000 square feet which has existing owner occupied single-family dwelling unit, or where a building permit has been issued and construction is in process for the single-family dwelling on a lot 20,000 square feet or larger.
3. **Location.** Guesthouse setbacks shall be no less than 10 feet from the side and rear property lines and six feet from the primary dwelling unit. If a guesthouse is attached to an existing accessory structure, the living space of the guesthouse shall be ten feet from the property line. The guesthouse may be located within the rear (the area lying between the rear lot line and rear wall of the primary dwelling extended to the side lot lines) of the primary dwelling or within the side yard, provided that the guesthouse is located behind the front plane of the home.
4. **Maximum Size Permitted.** In no case shall a guesthouse comprise more than 400 square feet and move no more than one bedroom. This square footage will be considered part of the allowable square footage for the respective zoning district for accessory structures.
5. **Height.** A guesthouse shall be limited to a single story.
6. **Kitchen Facilities.** There shall be no kitchen or cooking facilities within a guesthouse. A microwave, compact refrigerator (less than 7.75 cubic feet and 36 inches or less in height), counter length not exceeding six feet, and a wet bar sink (12 inches wide or less), are permitted.
7. **Site Plan.** A site plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein prior to approval of a Conditional Use. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways, and walkways.
8. **Basements.** No basements will be allowed within a guesthouse.
9. **Recordation.** Approval for a guesthouse shall be recorded with the Salt Lake County recorder's Office, including any special conditions of approval to guarantee compliance with the approval. Proof of recordation shall be submitted to the Community Development Department prior to issuance of a building permit. A recorded copy shall be kept on file with the Building Department.

10. **Inspections.** Yearly inspections may be required to determine compliance if determined appropriate by the Director or Chief Building Official.

Staff Concerns

Staff is concerned that the large garage will be used for a home occupation to service vehicles. Per **Section 15A-11-05(G)** of the Sandy City Land Development Code, automobile service, storage, and repair is prohibited as a home occupation business. Further, junk yards and outside storage of vehicles is prohibited. This concern has been communicated to the applicant, who assured staff that the automobile use will be for personal vehicles only, and has agreed to comply with this section of the code.

The applicant has shown in garage renderings the installation of a wet bar, washer and dryer, urinal, and refrigerator within the garage, but outside of the guesthouse. Staff is concerned that, due to the restrictive nature of the guesthouse ordinance, the applicant will use these facilities for the guesthouse. To ensure the applicant does not rent out this space, staff has conditioned that the applicant sign an affidavit that they will not rent out the guesthouse to non-family members (*See Exhibit #6 – Affidavit*).

Staff is concerned with construction on the 10-foot public utility easement that runs through the property near the proposed site of the detached garage. This utility line is an active water line that is operated by Bell Canyon Irrigation. To ensure that no construction will take place on the water line, staff has requested a survey be conducted prior to construction. The applicant has agreed to this condition.

The large size of the structure was brought up in the neighborhood meeting. The surrounding properties contain a number of large accessory structures. Through aerial analysis, staff has calculated the following square footage of accessory structures of properties within 500 feet of the subject property. The average size of existing accessory structures on the surrounding properties is 1,690 square feet. The proposed garage is 476 square feet larger than the average accessory structure in the neighborhood, but is not out of character for the neighborhood. The proposed height of 18 feet is within the allowable standard in an R-1-40A zone district.

Address	Acc. Structure Size (Sq. Ft.)
1815 E. 10980 S.	1,960
1836 E. 10980 S.	2,500
1850 E. 10980 S.	1,700
1893 E. 10980 S.	1,700
1904 E. 10980 S.	2,000
1905 E. 10980 S.	2,000
1853 E. 10980 S.	460
1918 E. 10980 S.	1,200
Average:	1,690

COMPLIANCE WITH SECTION 15A-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 15A-33-03 “A” to “O”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “A” through “O”, except the following conditions that merit discussion or additional consideration by the Planning Commission:

A. Size Configuration and location of the site and the proposed site plan layout.
The proposed garage will be 2,166 square feet that is 18 feet in height. The garage is proposed to be 15 feet from the western property line. The new garage will be located in the southwest portion of the rear yard.

F. Mass, size, number, location, design, exterior features, materials, and colors of buildings collection.
The proposed garage will be 2,166 square feet. The garage will contain a 448 square foot woodshop, a 396 square foot guest home, and a 1,322 garage. The new garage will match the future home renovation.

I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protected adjoining property owners from noise, visual and other impacts.
The applicant is proposing to utilize existing fencing on the property. No new landscaping is being proposed for the site.

M. 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.

N. 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.

O. 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.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Rob and Annie Green for a 2,166 square foot detached garage with a 396 square foot guest home on the property located at 1876 East 10980 South as described in the application materials based on the following findings and subject to the following conditions:

Finding

1. Staff finds that the proposed accessory structure meets the intent of **Section 15A-11-02** of the Sandy City Development Code regarding accessory structures in the R-1-40A zoned properties.
2. Staff finds that the proposed guesthouse meets the intent of **Section 15A-11-01** of the Sandy City Development Code.

Conditions

1. That the proposed structure comply with all applicable Building & Safety, and Fire & Life Codes.
2. 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.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. That the applicant construct the structure according to the renderings provided at approximately 2,166 square feet and 18 feet in height.
5. That the guesthouse not exceed 400 square feet per **Section 15A-11-01** of the Sandy City Land Development Code.
6. That the applicant provide a survey at the time of building permit to ensure the proposed accessory structure will not be constructed on the 10-foot public utility easement.
7. That the applicant comply with **Section 15A-11-05(G)** of the Sandy City Land Development Code, which states that automobile service, storage, and repair is prohibited as a home occupation business.
8. That all areas designated for vehicle access and parking be paved with hard surface.
9. That the applicant sign an affidavit that they will not rent out the guesthouse and/or the garage. This affidavit must be recorded at the Salt Lake County Recorder's Office.

Planner: Wade Sanner Reviewed by: BM

Exhibit #1 – Application Letter

To whom it may concern,

We are requesting a conditional use permit so that we can put a small guest room in our attached garage. The garage will be in the west part of our property behind the house in replacement of the old barn. The small guest room in the attached garage will be 396 square feet. We plan to include a small wet bar and a bathroom in accordance to Sandy's restrictive code.

The attached garage is planned to be 2000 square feet in total. We have worked with an architect to limit the height, which is planned to be 18 feet. The garage will be 15 feet from the west property line. This garage will professional built and finished by a licensed contractor. The design of the garage will be visually appealing and constructed from high quality materials.

We are requesting this guest house in order to accommodate family when they come to visit from out of town. We do not have a room or space within the house. We would utilize the ground level guest space to accommodate our aging parents when they come to stay. We plan on having parking for our guests in either the garage or on our driveway.

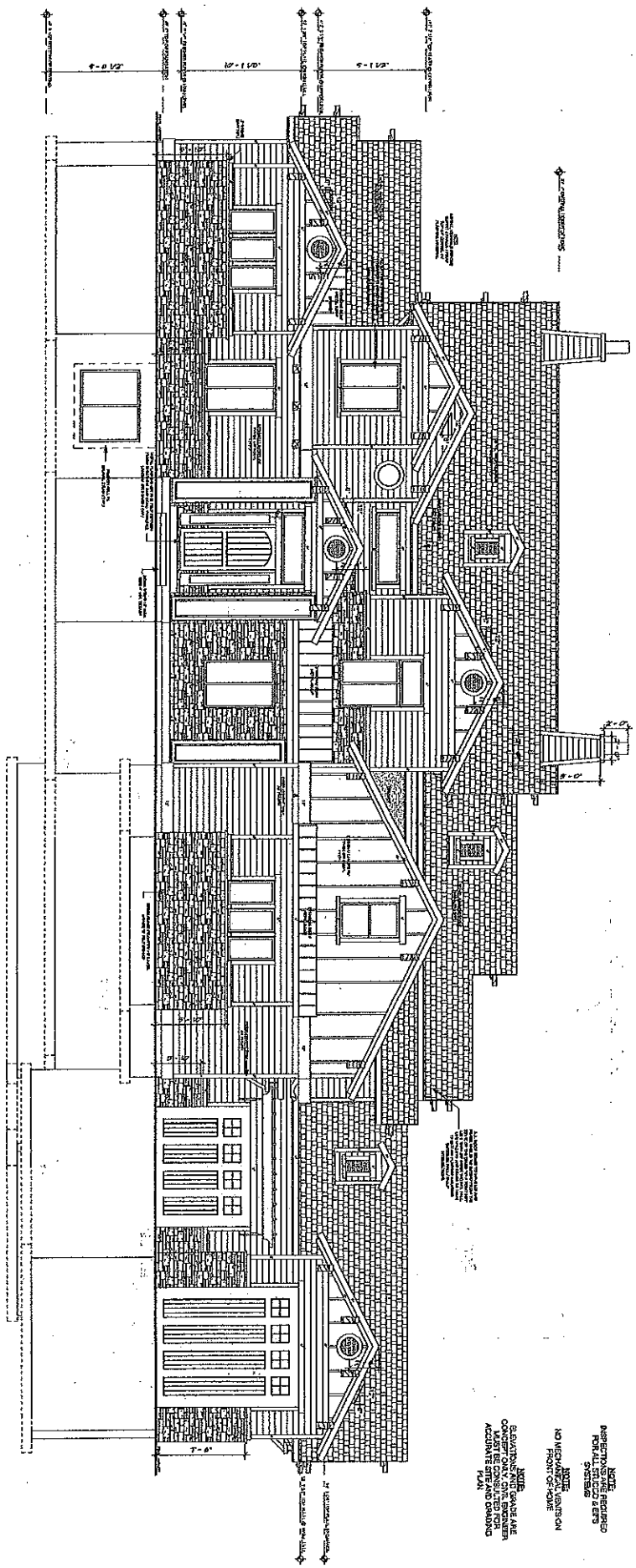
There is an easement running through our lot for pressurized irrigation. It is our understanding that the easement is 5 feet on both side of the irrigation pipe. We plan to build 10 feet from the irrigation pipe to comply with Bell Canyon Irrigation Company's easement.

Sincerely,

Rob and Annie Green

Exhibit #2 – Public Utility Easement

Exhibit #3 – Future Home Renderings



NOTE:
 TRUSS COMPANY TO MEET
 WITH BUILDER & HOME OWNER
 BEFORE TRUSSES ARE BUILT


NOTE:
 MANUFACTURED WINDOW HEAD
 HEIGHT @ 8'0" DIA
 UPPER WINDOW
 HEAD HEIGHT @ 7'7" DIA

NOTE:
 INSULATION REQUIRED
 FOR ALL WINDOWS & ETRS
 SYSTEMS

NOTE:
 NO MECHANICAL VENTILATION
 FRONT OF HOME

NOTE:
 EXHAUSTERS AND RANGE ARE
 CONCEPT ONLY. SEWERER
 ACCURATE STRIP AND BOARDING
 PLAN

FRONT ELEVATION

 <p>WALKER HOME DESIGN 11000 WALKER DRIVE SUITE 100 WALKER, MI 48090 WWW.WALKERHOMEDSIGN.COM</p>	
<p>KEYNOTES</p>	
<p>GLENHAVEN</p>	
<p>Rob & Annie Grogan</p>	
<p>APRIL 2017</p>	
<p>PROJECT # 200</p>	
<p>DATE: 04/17/2017</p>	
<p>SCALE: 1/8" = 1'-0"</p>	

NOTE

STAIRS SHALL BE WITH 2x12 JOISTS AND 2x10 STRINGERS. STAIRS SHALL BE FINISHED WITH 3/4" TYPICAL CARPET. STAIRS SHALL BE FINISHED WITH 3/4" TYPICAL CARPET. STAIRS SHALL BE FINISHED WITH 3/4" TYPICAL CARPET.

NOTE

UPPER LEVEL STAIRS SHALL BE FINISHED WITH 3/4" TYPICAL CARPET. STAIRS SHALL BE FINISHED WITH 3/4" TYPICAL CARPET. STAIRS SHALL BE FINISHED WITH 3/4" TYPICAL CARPET.

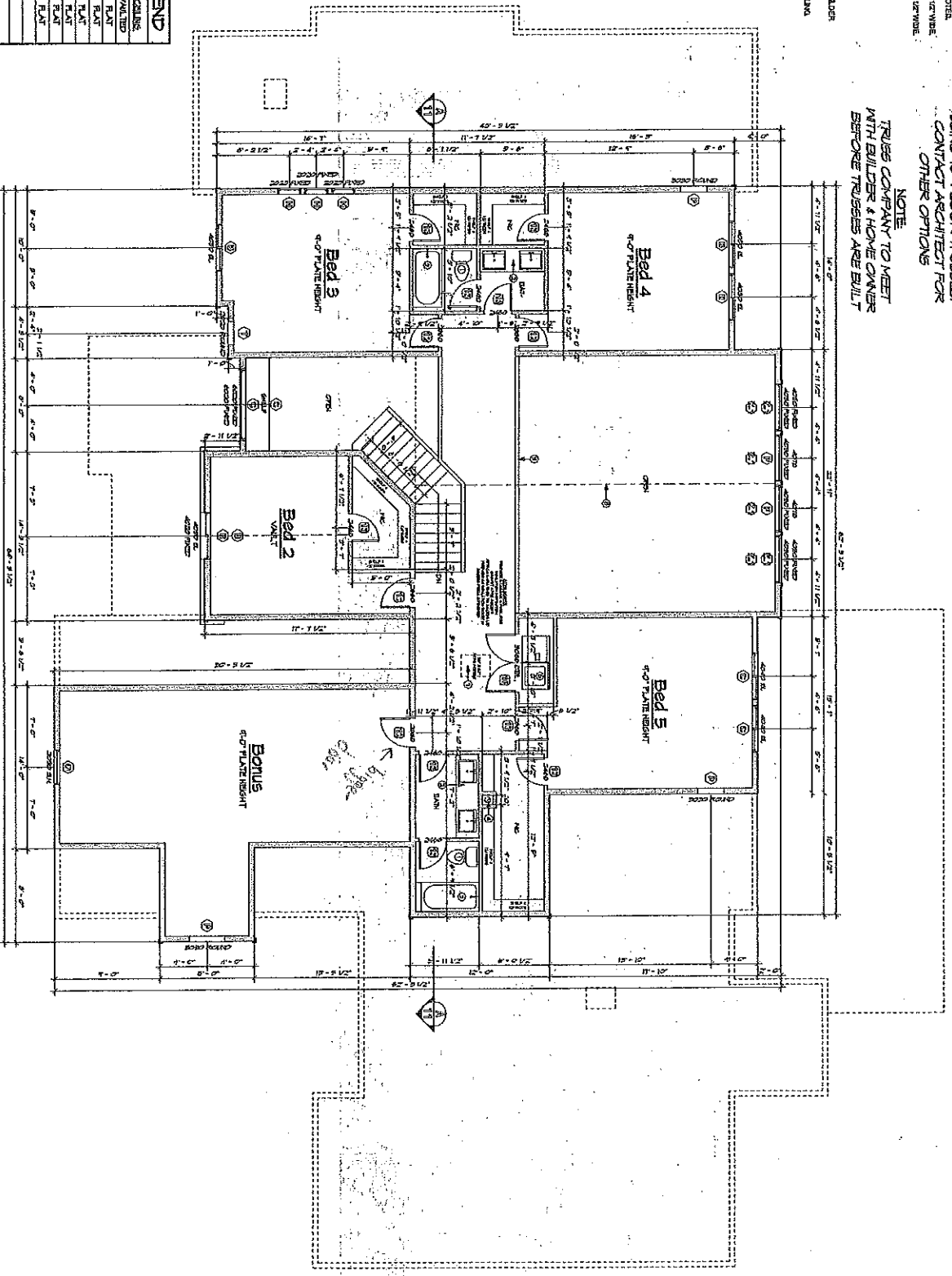
NOTE

TRUSSES COMPANY TO MEET WITH BUILDER & HOME OWNER BEFORE TRUSSES ARE BUILT

ATTENTION!

STAIRS HAVE BEEN CALCULATED USING 16" FLOOR TRUSSES. CONTACT ARCHITECT FOR OTHER OPTIONS

WOOD NAME	FLOORING	Ceilings
BB2	CARPET	VAULTED
BB3	CARPET	FLAT
BB4	CARPET	FLAT
BB5	CARPET	FLAT
BB6	CARPET	FLAT
BB7	CARPET	FLAT
BB8	CARPET	FLAT
BB9	CARPET	FLAT
BB10	CARPET	FLAT
BB11	CARPET	FLAT
BB12	CARPET	FLAT
BB13	CARPET	FLAT
BB14	CARPET	FLAT
BB15	CARPET	FLAT
BB16	CARPET	FLAT
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BB96	CARPET	FLAT
BB97	CARPET	FLAT
BB98	CARPET	FLAT
BB99	CARPET	FLAT
BB100	CARPET	FLAT



UPPER LEVEL FLOOR PLAN

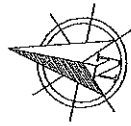
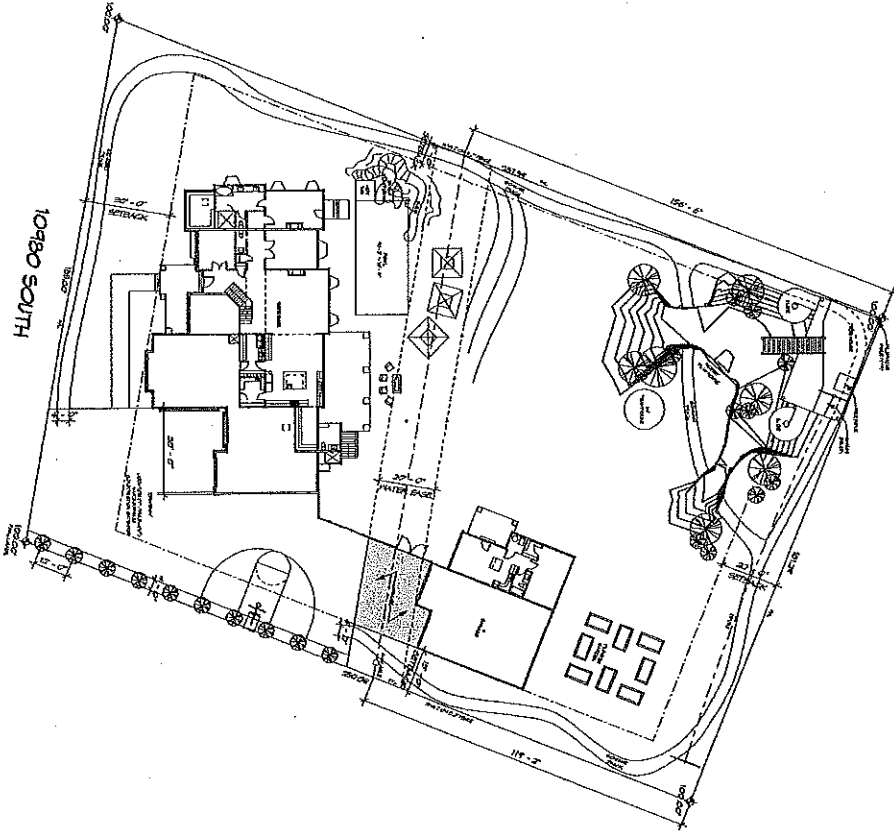
WALKER HOME DESIGN
 1777 W. 10th Street, Suite 100
 Glendale, AZ 85302
 Phone: 602.998.1111
 Website: www.walkerhomedesign.com

KEYNOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
 5. ALL FLOORS ARE FINISHED WITH 3/4" TYPICAL CARPET UNLESS NOTED OTHERWISE.
 6. ALL CEILING ARE FINISHED WITH 3/4" TYPICAL CARPET UNLESS NOTED OTHERWISE.
 7. ALL STAIRS ARE FINISHED WITH 3/4" TYPICAL CARPET UNLESS NOTED OTHERWISE.
 8. ALL TRUSSES ARE FINISHED WITH 3/4" TYPICAL CARPET UNLESS NOTED OTHERWISE.

PROJECT INFORMATION
 Project Name: GLEN HAVEN
 Client: Rod & Annie Green
 Designer: APR 2017
 Date: APR 2017
 Scale: 1/8" = 1'-0"

Exhibit #4 - Proposed Site Plan and Garage

NOTE:
 1. GRADE LOT TO BE SURFACE WATER
 2. PROPERTY VARIATION
 3. ADJUSTED TO EAST 1980 SOUTH SANDY, UT 84082
 4. DATE: JAN. 23, 2017
 5. SCALE: 1/8" = 1'-0"



UNPROCESSED
 1/8" = 1'-0"

NOTE:
 1. ADD BENCH AND WATER RETENTION
 2. METHOD TO PREVENT SOIL EROSION
 3. AFTER SUBCONTRACTOR
 4. FINISH CONSTRUCTION

NOTE:
 1. ALL STORM WATER AND SOIL SHALL BE KEPT ON SITE
 2. DURING CONSTRUCTION PERIODS
 3. BEFORE GENERAL CONTRACTOR SHALL BE HELD
 4. RESPONSIBLE FOR KEEPING DRIVEWAY AND FIELD
 5. FROM SOILING AND EROSION
 6. AFTER SUBCONTRACTOR
 7. THE GRADE SHALL BE MAINTAINED WITHIN THE PERMITTED
 8. SHALL SHALL A MINIMUM OF 2" WITHIN THE PERMITTED
 9. STREET CURB AND SHALL BE MAINTAINED
 10. AND CLEARED OF ALL WASTE AND DEBRIS AT THE END
 11. OF EACH DAY
 12. GRAVEL BASE TO BE PLACED AND MAINTAINED
 13. THROUGHOUT CONSTRUCTION PERIOD
 14. AND SHALL BE MAINTAINED FROM THE END OF
 15. CONSTRUCTION

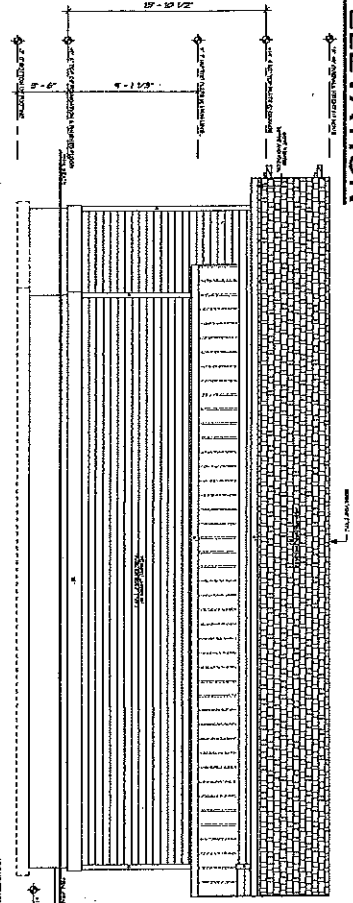
NOTE:
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 12. GRAVEL BASE TO BE PLACED AND MAINTAINED
 13. THROUGHOUT CONSTRUCTION PERIOD
 14. AND SHALL BE MAINTAINED FROM THE END OF
 15. CONSTRUCTION

LANDSCAPE PLAN

WALKER HOME DESIGN
 3000 S. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84143
 WWW.WALKERHOMEDSIGN.COM
KEYNOTES

Project: 10780 SOUTH
 Client: GREEN
 Designer: Rob & Annie
 Date: APRIL 2017
 Scale: 1/8" = 1'-0"

RIGHT ELEVATION

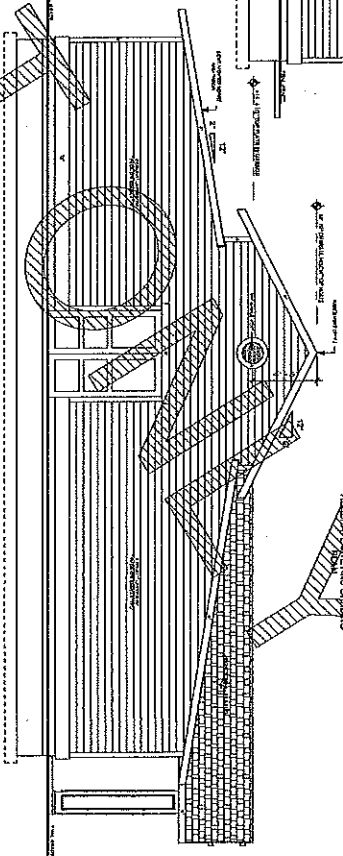


NOTE
 TRUSS COMPANY TO MEET WITH BUILDER & HOME OWNER BEFORE TRUSSES ARE BUILT

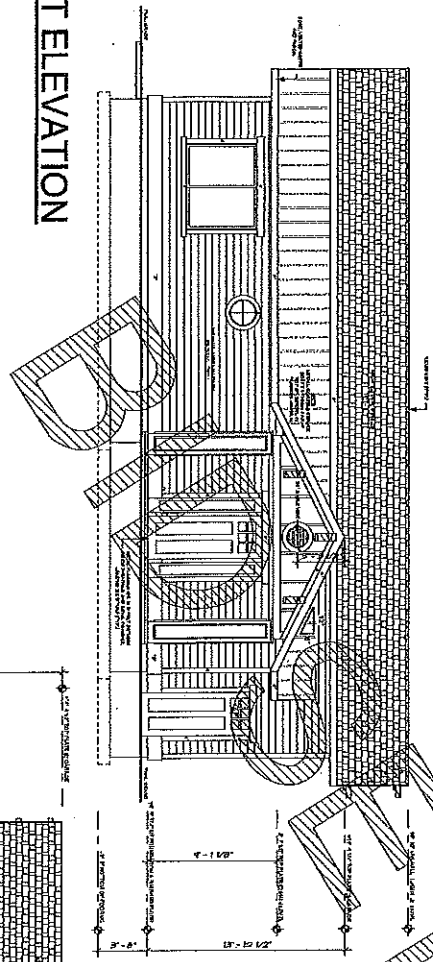
NOTE
 ALL TRUSSES TO BE INSTALLED WITHIN 14 DAYS OF DELIVERY TO SITE

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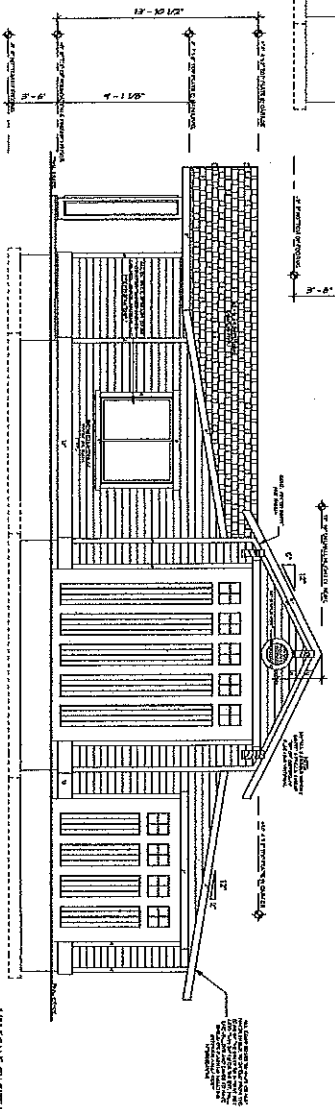
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



<p>1/2" SQUARE COL. SIZE B. ASBEST</p> <p>1/2" SQUARE COL. SIZE B. ASBEST</p>	<p>DATE: 11/15/17</p> <p>SCALE: 1/4" = 1'-0"</p>
<p>Client: Rob & Annie Green</p> <p>Address: 11111 ALLE 2017</p> <p>City: JOP</p>	<p>Architect: WALKER HOME DESIGN</p> <p>3000 S. 10th St.</p> <p>JEKENS, MO 64501</p> <p>WWW.WALKERHOMEDSIGN.COM</p>



WALKER
HOME DESIGN

WWW.WALKERHOMEDSIGN.COM

KEYNOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. FINISH FLOOR TO FINISH FLOOR UNLESS OTHERWISE NOTED.
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20. FINISH FLOOR TO FINISH FLOOR UNLESS OTHERWISE NOTED.

Designed by Glen Haven	
Drawn by Rob & Ammie Green	Checked by AUG. 2017
Project Name ADP	Project No. ADP
Client ADP	Address ADP
City ADP	State ADP
Country ADP	Postal Code ADP
Scale 1/4" = 1'-0"	Sheet No. ADP

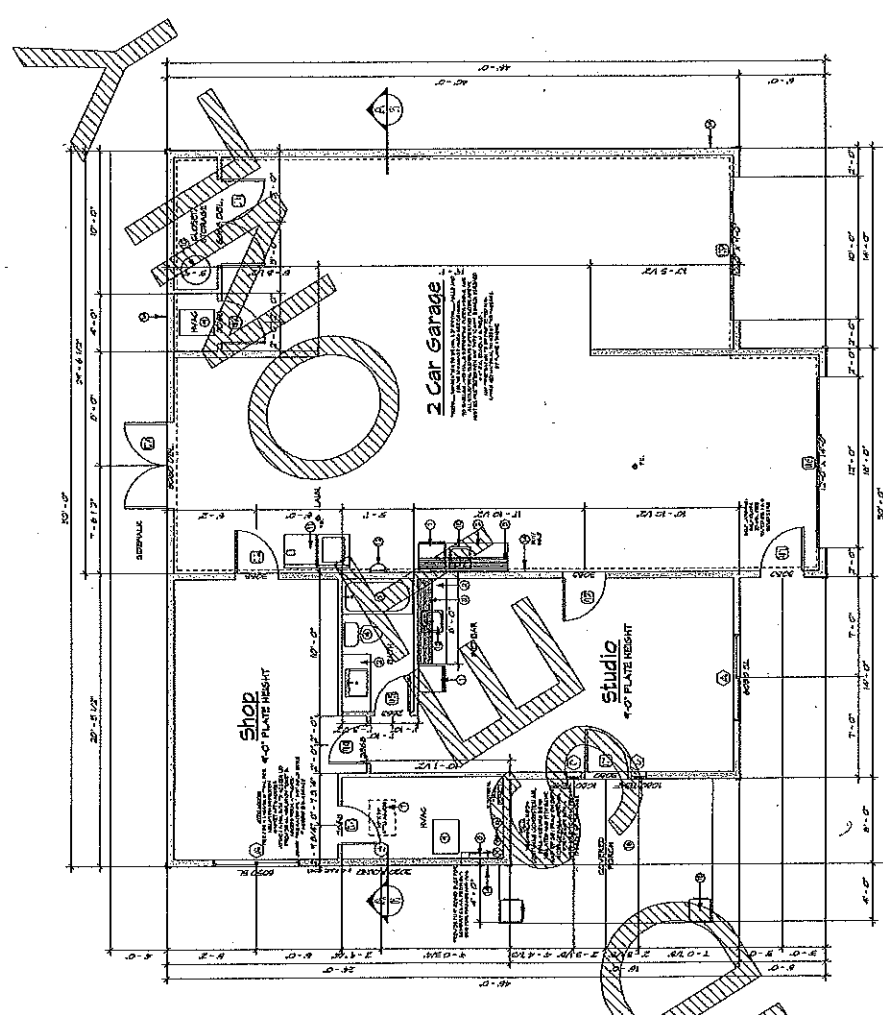
NOTE:
TRUSS COMPANY TO MEET
WITH BUILDER & HOME OWNER
BEFORE TRUSSES ARE BUILT

NOTE:
8" TALL WALLS FRAMED WITH STUDS @ 16" O.C.
12" AND TALLER WALLS SEE ENGINEERING.
DIMENSIONS ON FLOOR PLANS ARE TO ROUGH
FRAMING UNLESS OTHERWISE NOTED.
2 X 4 STUD WALLS ASSIGNED TO BE 3' 0" WIDE.
2 X 8 STUD WALLS ASSIGNED TO BE 5' 0" WIDE.

NOTE:
MAIN LEVEL STUDY'S HEAD
HEIGHT @ 8'4" UNO
HOMEOWNER TO ORDER WITH BUILDER
8" TO DISCUSS
WALL TO WALL COVERED CEILING
OPTION

NOTE:
LANDINGS OR ENCLOSED FLOORS AT THE
THRESHOLD. THE LANDING OF FLOOR ON THE
BELOW THE TOP OF THE THRESHOLD PROVIDED
THE DOOR DOES NOT OVER THE LANDING
OF FLOOR.

NOTE:
BACKFLOW PREVENTERS OR VACUUM
BREAKERS SHALL BE INSTALLED AT THE
POSSIBLE WATER ON HOSE BISS.
IRRIGATION OR SPRINKLER SYSTEM,
BOILERS AND HEAT EXCHANGERS



1/4" SCALE ON SIZE B SHEET
MAIN LEVEL FLOOR PLAN

ML ROOM LEGEND	
EXCHANGERS	GRASS
POYER	TILE
GRANT	CARPET
KITCHEN	HARDWOOD
STUDY	HARDWOOD
LANE IT	HARDWOOD
NOOK	HARDWOOD
DINING	HARDWOOD
	TRAY

Exhibit #5 – Neighborhood Meeting



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #26

Date: January 8, 2019

Location: 1876 E. 10980 S.

Community #/Name: Community #26

Community Coordinator: Cory Bodily

Project Name: Green Accessory Structure

Number of Attendees: 5

Applicants: Rob and Annie Green

Number of Invitees: 52

Length of Meeting: 1.5 Hrs.

Notice Radius: 500 ft.

Project Description: The applicant is proposing to construct a 2,000 sq. ft. detached garage with a 396 sq. ft. guesthouse.

Community Comments:

1. Shop is for antique cars and wood shop. Guest home is for family ground level.
2. Will you rebuild home? Yes will rebuild home. House does need major renovations.
3. Did you buy it for the property? Yes applicant wanted large lot.
4. Did you remove pool? Applicant removed. Homeowner before installed, but applicant doesn't need it. Also pool was a liability for any renters.
5. Concern: Does the structure have to be 10 feet from property. Brought up play platform that was constructed in tree.
6. Concern: Size of structure. Seems large for the area and size of the a home. Applicant: Will not have animals on the property. Structure size is to house the vehicles.
7. If the PC approves the large structure, then the property should relinquish animal rights due to lack of space for animals and other items that would take the place on the property. Neighbor is for CUP and individual property rights, but above comment is concern
8. Concern: Neighbors bought because of large lots, feel this has impact, and can start a precedence of larger accessory structures.
9. Concern with short-term rental potential. Cannot rent out in accessory structure.
10. What will the structure look like? Hardiboard and siding, will look like future home.

Exhibit #6 - Affidavit

When Recorded Please Return to:
Sandy City Corporation
Attn: Building Department
10000 Centennial Parkway, Ste #210
Sandy, Utah 84070-4148

AFFIDAVIT OF UNDERSTANDING
(NO Accessory Apartment of Extended Living Area)

On this _____ day of _____, 20____, in the State of Utah, County of _____, I (we) _____, being duly sworn, do hereby affirm that I (we) am (are) the legal owner(s) of the residence located at _____, also known as lot _____ of _____ Subdivision in Sandy City.

I (We) have obtained a Building Permit from the Sandy City Community Development, known as Building Permit no. _____. Said Building Permit was issued on the condition that I (we) **will NOT operate an Accessory Apartment or Extended Living Area**, as defined in the Sandy City Development Code, from my (our) residence, unless proper approvals have been received as per the Sandy City Development Code. I (We) will apprise future owners of this restriction before entering into any transaction to transfer ownership of said property.

Signature of Owner

Signature of Owner

STATE OF UTAH)
County of _____)ss.

On this _____ day of _____, 20____, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

(stamp)

Notary Public
Residing in: