



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

## Staff Report Memorandum

### October 16, 2025

To: Planning Commission  
From: Community Development Department  
Subject: Utrera Accessory Structure (Conditional Use Permit)  
11075 S. 1700 E.  
[Community #26]

CUP08142025-007018

R-1-20A

1.01 acres

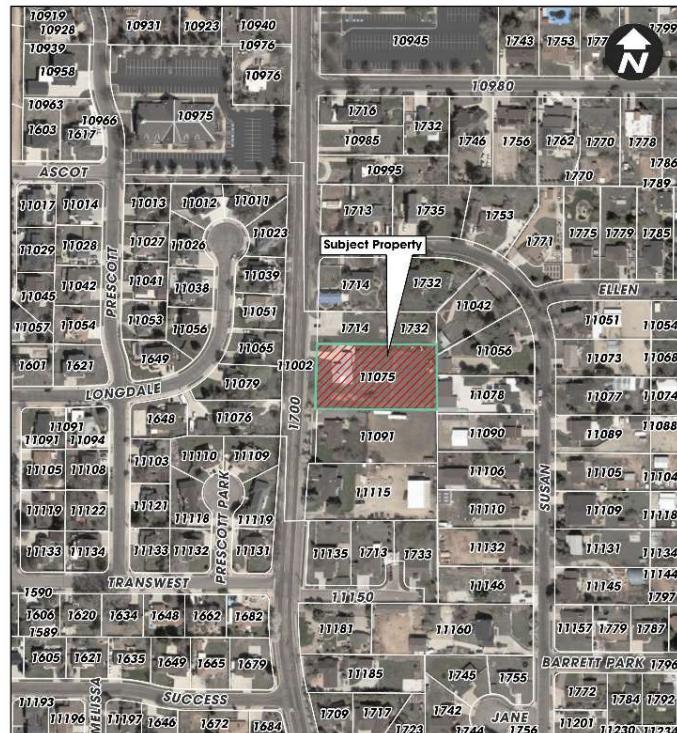
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

#### Request

The applicant, Jeff Knighton, on behalf of the homeowner, Ivan Utrera, is requesting approval of a conditional use permit for an accessory structure with increased size for the property located at 11075 S. 1700 E. The proposed structure is 1,500 square feet with another building that is 1,500 square feet. This would be an increase of 50% in square footage. Total size of the accessory structures will be 3,000 square feet. See application materials for details in Exhibit A and Exhibit B.

#### Background

The subject property is approximately 1.01 acres (44,151 square feet) in the R-1-20A zone. The subject property was part of the Island No. 35 annexation and was annexed in 2016. Properties to the north, south, and east are single family residential zoned R-1-20A. Properties located to the west are single family residential zoned R-1-10.



CUP08142025-007018  
Conditional Use Permit  
11075 S 1700 E

Sandy City, UT  
Community Development Department

## Property Case History

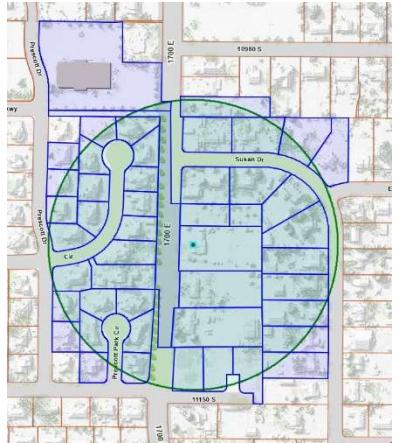
Case Number	Case Summary
RAA09102025-037629	30x50 Accessory Structure #1

### **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 September 24<sup>th</sup> and five neighbors attended. The following comments were made about the proposal:

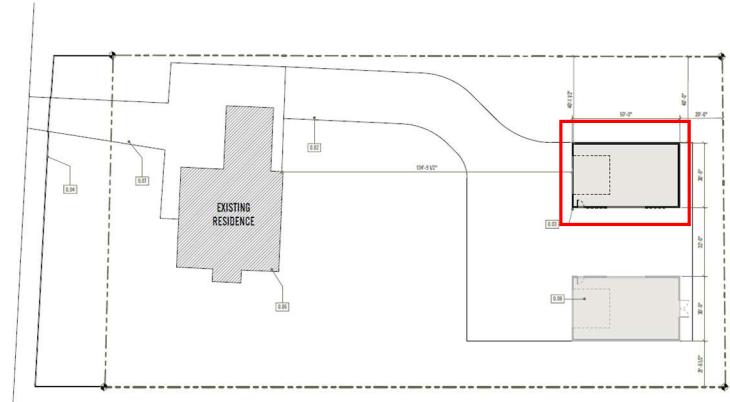
1. Wanted to know where the buildings would be placed and potential noise level from cars. Neighbor is concerned about noise level affecting horses
2. Questions about timeline of construction
3. Wanted to know the height of the buildings
4. Concern about possible increase of traffic in the area
5. Question about if businesses would be operated in the buildings
6. Wanted to know what the lighting on the building or any light poles in the yard
7. Questions about if the property had been surveyed.

In addition, there have been three emails received (See Exhibit C).



### **Analysis**

The applicant is planning to build an as of right 30x50 (1,500 square feet) structure that is 20 feet tall in the rear yard 20 feet from the south side and rear property lines. The request for the conditional use permit is to build a second building that is 30x50 (1,500 square feet) and 20 feet tall adjacent to the other structure in the rear yard. The second building would exceed the as of right size by 50%. The proposed use of the structure is to store cars and other recreational vehicles. The building will be a wood frame building with stucco used for the exterior. The accessory structures are approximately 10% of the rear yard. The applicant has an existing driveway to access the structures and will expand the hard surface according to the site plan. The building will be setback 20 feet from the east rear property line, 40 feet from the north side property line, and 82 feet from the south side property line (See Exhibit B). There is an existing shed in the northeast corner that is approximately 100 square feet. The shed would not be allowed to remain as 3,000 square feet is the maximum amount of accessory structure that would be allowed for this property.



A1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

### **Building Size**

The allowed size for accessory structures for lots of 40,000 square feet or larger is 2,000 square feet. The subject property is in the R-1-20A zone and is just over one acre at 44,151 square feet. Section 21-11-2(a)(2)(d) of the Sandy City Development Code states that any properties over 40,000 square feet, or with an "A" designation, the total maximum square footage of all accessory buildings on the property may be increased up to 50 percent larger than the permitted size through a conditional use permit. The Planning Commission shall consider the scale of the buildings 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 applicant is proposing to have two buildings that are each 1,500 square feet totaling 3,000 square feet. The request of 3,000 square feet is approximately 50% larger than the allowed maximum

of 2,000 square feet without a conditional use permit. A list of accessory structures and their size in the nearby vicinity is included.

Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
11056 S. Susan Dr.	1,315	10,875	12%
11078 S. Susan Dr.	3,929	12,895	30%
11106 S. Susan Dr.	1,440	13,700	10%
11042 S. Susan Dr.	574	12,260	4%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
11075 S. 1700 E.	3,000	30,095	10%

#### Conditional Use Standards

The City may impose conditions on a conditional use permit 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 structures will be in the rear yard, 20 feet tall to peak and would total 3,000 square feet. The structures will be sited 20 feet from the east rear property line, 40 feet from the north side property line, and 21 feet from the south side property line.*

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

*A concrete driveway to the rear of the property will be poured to allow access to the proposed structure.*

(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 with the proposed project.

#### Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for additional size and as described in the staff report for the property located at 11075 S. 1700 E. based on the following findings and subject to the following conditions:

#### Findings:

1. There is an existing 100 square foot shed that will not be allowed to remain.
2. 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 structure be located as per the enclosed site plan and be built to 1,500 square feet and 20 feet from finished

grade to peak of roof. The structure will be sited 20 feet from the east rear property line, 82 feet from the south side property line, and 40 feet from the north side property line.

2. That the existing 100 square foot shed be removed.
3. That no portion of the proposed structure be used for livable areas, accessory dwelling use, or commercial business use.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
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 a legitimate complaint.

Planner:



Sarah Stringham  
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP08142025-007018 - UTRERA ACCESSROY STUCTURE\STAFF REPORT UTRERA - CUP.DOCX

## Exhibit "A"



**PROJECT NAME** Utrera Accessory Building #2

**PROJECT ADDRESS** 11075 S 1700 E Sandy UT

**DATE** August 13 2025

Sandy City Planning Commission,

The purpose of this application is to apply for permission to construct an additional accessory structure on the property at 11075 S 1700 E. The property has an existing home, which is to remain, and we are also in the process of applying for a building permit for an initial accessory structure that is 30 feet by 50 feet (1,500 sq ft total). Because we are maxing out the size of the initial structure, we were informed that a conditional use application would be required to build any additional accessory space on the property. The property owner wants to build an additional 30 by 50 ft accessory structure, identical to the initial building, with a shared drive / courtyard between the buildings.

The structures are for storing collectible vehicles and other recreational vehicles, and are not intended as residential space, nor as a commercial space.

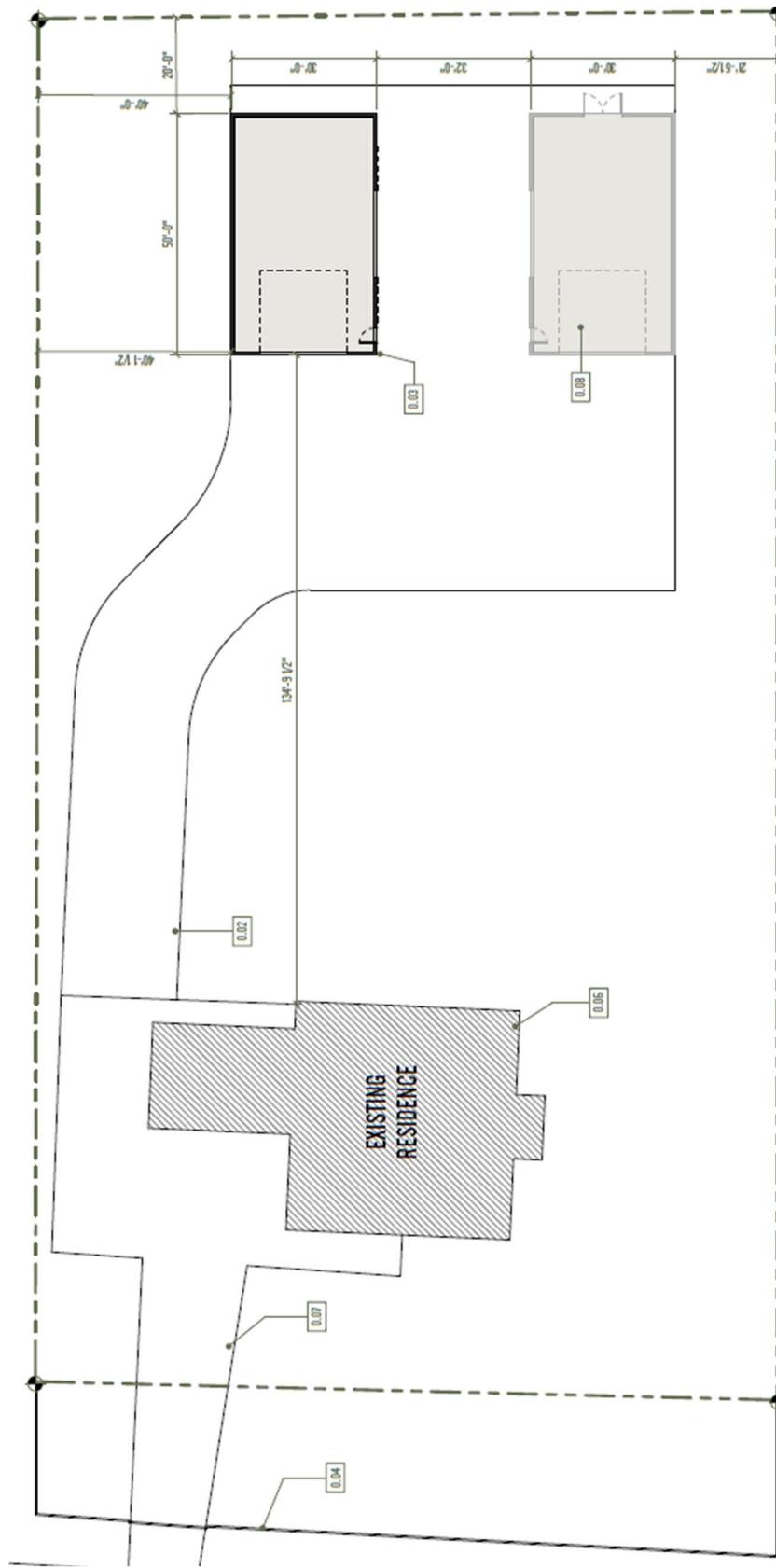
There should be minimal impacts to the neighborhood, if any at all, since there are many other similar accessory buildings in the neighborhood. And the structures are set in the back of the deep property, away from public view, and they comply with the height requirements of the area, so views for adjacent property owners will not be affected.

We appreciate the consideration of the planning commission for this request and look forward to receiving feedback.

Thanks,

Jeff Knighton AIA  
Knighton Architecture

Exhibit "B"

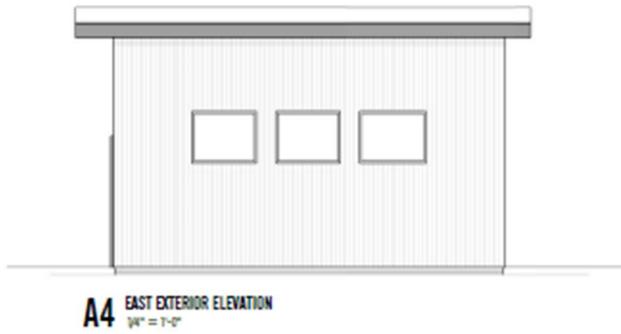


**A1** ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"

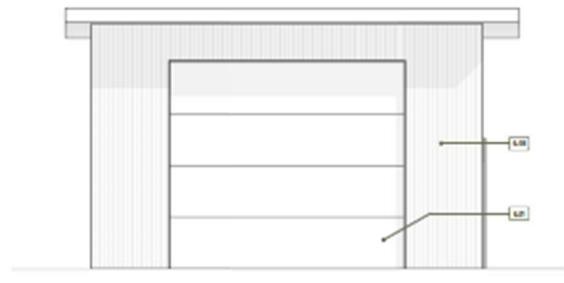
## Exhibit "B" Continued



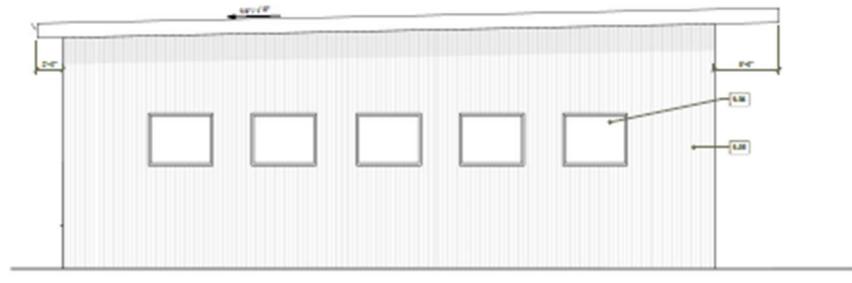
**A2** SOUTH EXTERIOR ELEVATION  
1/4" = 1'-0"



**A4** EAST EXTERIOR ELEVATION  
1/4" = 1'-0"



**C1** WEST EXTERIOR ELEVATION  
1/4" = 1'-0"



**C4** NORTH EXTERIOR ELEVATION  
1/4" = 1'-0"

Exhibit "C" See attached Neighbor Comments

## Sarah Stringham

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**From:** Diana van Uitert <dvanwhatever@gmail.com>  
**Sent:** Thursday, September 18, 2025 2:04 PM  
**To:** Sarah Stringham  
**Subject:** [EXTERNAL] Conditional Use Permit Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

I am writing to you in regards to the conditional use permit applied for by Jeff Knighton/Ivan Utrera for building a 1,500 sq ft structure to exceed the allowable square footage by 50%. I would like to know where this will be built on the property and how tall it will be. Please let me know.

Thank you.  
Diana vanUitert  
11090 Susan Drive

## Sarah Stringham

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**From:** ompetik@aol.com  
**Sent:** Wednesday, September 24, 2025 12:55 PM  
**To:** Sarah Stringham  
**Cc:** OLIVER PETIK  
**Subject:** [EXTERNAL] Conditional use permit for Mr. Ivan Utrera  
**Attachments:** 4orchard.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

These are the pictures of the cement driveway Mr. Utrera has poured this summer. He does not show this driveway on the drawings he submitted to the planning commission. The following are my concerns.

1. What type of "accessory structure" is he allowed to build? Can it have living quarters in it or can it be a house? Can he use it as an Airbnb? Can he run a business out of these buildings? Mr. Utrera owned the house at 11078 Susan Drive & ran it as an Airbnb. Sandy City shut that property down as an Airbnb because Mr. Utrera was not living in the house nor was it his primary residence. He has since has sold the house to his son.
2. Has Mr. Utrera had the property line between our property (1732 Susan Drive) & his property surveyed to know where the correct set-back requirements are?
3. Once he has the "Conditional Use Permit", are there any restrictions on how tall he builds his buildings?
4. Since Mr. Utrera owns many vintage cars can he run a business of buying & selling cars from his new buildings?
5. Will Mr. Utrera put in tall Outdoor Lights?

Thank you for taking & asking these questions for my husband & me.

Mary & Oliver Petik



## Sarah Stringham

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**From:** Sunshine Titan <valerson88@gmail.com>  
**Sent:** Thursday, October 2, 2025 6:45 PM  
**To:** Sarah Stringham  
**Subject:** Re: [EXTERNAL] 11075 south 1700 east - Community Meeting

Thanks, Sarah!

On Thu, Oct 2, 2025, 4:03 PM Sarah Stringham <[sstringham@sandy.utah.gov](mailto:sstringham@sandy.utah.gov)> wrote:

Hi Val,

The structures are for residential use only. The owner is going to be storing cars, ATV's, etc. in the garages.



**Sarah Stringham, AICP**  
Planner

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[10000 S. Centennial Pkwy. | Sandy, UT 84070](http://10000 S. Centennial Pkwy. | Sandy, UT 84070)  
o: 801.568.6055 | f: 801.568.7278  
[sstringham@sandy.utah.gov](mailto:sstringham@sandy.utah.gov)



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**From:** Sunshine Titan <[valerson88@gmail.com](mailto:valerson88@gmail.com)>  
**Sent:** Thursday, October 2, 2025 1:40 PM  
**To:** Sarah Stringham <[sstringham@sandy.utah.gov](mailto:sstringham@sandy.utah.gov)>  
**Subject:** Re: [EXTERNAL] 11075 south 1700 east - Community Meeting

Hi Sarah,

Thank you for following up on this with me. I'll look for the next communication as well. Can you tell me if the new structures are commercial or residential?

Thank you,

Val

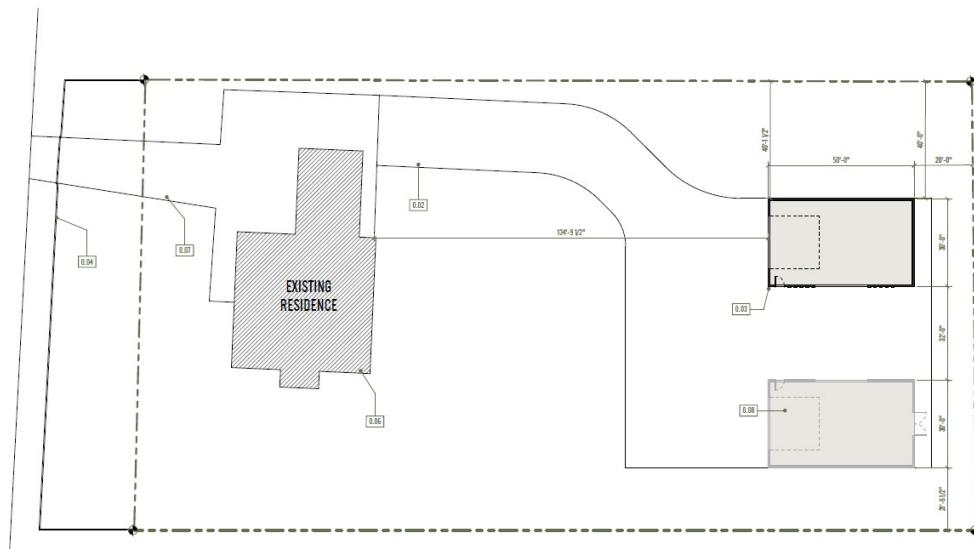
On Thu, Oct 2, 2025, 11:00 AM Sarah Stringham <[sstringham@sandy.utah.gov](mailto:sstringham@sandy.utah.gov)> wrote:

Hi Val,

We do not record neighborhood meetings. You will receive a similar notice for the Planning Commission meeting. That will have information to view the full staff report. Below is the proposed site plan. Let me know if you have other questions.

Thanks,

Sarah





**Sarah Stringham, AICP**

Planner

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<10000 S. Centennial Pkwy. | Sandy, UT 84070>

o: 801.568.6055 | f: 801.568.7278

[sstringham@sandy.utah.gov](mailto:sstringham@sandy.utah.gov)

[sandy.utah.gov](http://sandy.utah.gov)



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**From:** Sunshine Titan <[valerson88@gmail.com](mailto:valerson88@gmail.com)>  
**Sent:** Tuesday, September 30, 2025 1:26 PM  
**To:** Sarah Stringham <[sstringham@sandy.utah.gov](mailto:sstringham@sandy.utah.gov)>  
**Subject:** [EXTERNAL] 11075 south 1700 east - Community Meeting

**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hello Sarah,

Thank you for sending out the notice for the proposal and neighborhood meeting. I was out of town and missed the meeting. Is there any way to watch the meeting after the fact? I'd appreciate knowing the details of the proposal.

Thank you,

Val