



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 17th, 2020

To: Planning Commission
From: Community Development Department
Subject: Gleason Accessory Structure (Conditional Use Permit requesting increase in height)
12209 S. Hidden Valley Drive
[Community #25]

CUP-08-20-5903
Zoned SD (R-1-9)

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 applicant, Rob Gleason, is requesting a Conditional Use Permit (CUP) in order to construct a 17-foot-high detached garage (*See Exhibit #1- Application Materials*). The property is located on the southeast end of Hidden Valley Road.

The proposed accessory structure will be 24 feet wide and 30 feet long (720 square feet), 17 feet in height and located on the southeast corner of the property. (*See Exhibit #2 –Site Plan and Building Renderings*). The applicant proposes to use the structure as a garage and storage.

The property is zoned SD (R-1-9) and is part of the Bluff @ Hidden Valley 7A subdivision. The property is 0.27 acres (11,761 square feet). The property is surrounded by residential single-family homes also zoned SD (R-1-9). Access to the garage will be via a future concrete driveway on the east side of the property.

NOTICE

A neighborhood meeting was held on Thursday, Sept 3 at 7:00 PM by the Community Development Department. One neighbor attended the meeting and was in favor of the project. Notices were mailed to the property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission meeting.

ANALYSIS

Section 21-11-02. (a)(3)(a) of the Sandy City Land Development Code, allows for properties that are zoned R-1-12 or smaller a maximum height of 15 feet. The applicant is requesting to go up to 17' which is permitted with the approval of the Planning Commission.

Increased Height. Per Section **21-11-02(a)(3)(c)** of the Sandy City Land Development Code 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 Sandy City Planning Commission. In considering the height 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 Planning Commission may require additional setback from the side and rear property lines as a condition of approval.

Additional Setback Requirement. Per Section **21-11-02(a)(3)(b)** of the Sandy City Land Development Code detached structures exceeding 15 ft. in height shall increase the minimum setback one foot for each additional foot of height up to the minimum setback for the primary dwelling. The Planning Commission, through a Conditional Use Permit process may also waive this requirement. With the proposed height, the minimum setbacks to the side and rear property lines are four feet on both sides. The applicant is proposing to have a setback of 12 feet on the side and 5 feet in the rear.

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, which 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, which merit discussion or additional consideration by the Planning Commission:

1. Size, configuration and location of the site and proposed site plan layout.
The location of the detached garage is proposed to be 12 feet from the side (east) and 5 feet from the (South) property line. The proposed structure will be 17 feet in height.
2. Proposed site ingress and egress to existing and proposed roads and streets.

Access to the garage will utilize a proposed concrete driveway on the east 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 with shingles.

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 Building & Safety, and Fire & Life Codes.

STAFF CONCERNS

There is a ten-foot public utility easement across the rear property line. Applicant has submitted easement waivers and they are attached to the building permit for the project.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Rob Gleason 12209 S. Hidden Valley Drive for a 17' accessory structure as described in the application materials and subject to the following findings and conditions.

Findings

1. The proposed use meets the intent of the accessory structure section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the accessory structure be designed and constructed to be compatible with the architectural components of the main dwelling.
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 Land Development Code, and all conditions of approval imposed by the Planning Commission.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: _____

Reviewed by: _____

David Rodgers, Zoning Technician

S:\USERS\PLN\STAFFRPT\2020\CUP-08-20-5903 Gleason Accessory Structure

Exhibit #1 – Application Materials

August 27th, 2020

Rob Gleason
12209 Hidden Valley Road
Sandy, UT 84092
801-209-4864
robgleason1@gmail.com

Sandy City Planning Commission,

My name is Rob Gleason, I am the property owner for the address listed above. I am seeking approval for a conditional use permit to increase the height of a detached garage I am building in my back yard. I have already received a permit to have the garage built with a 4:12 roof pitch which makes the height of the building at 15'. I would like to add a storage loft in the attic, which would require me to change the roof pitch to a 6:12 pitch. This would then increase the height of the building to 17'. Can you please review the attached application and supporting documentation to give me the approval of increasing the height of the building to 17'. Thanks for your time and consideration.

Thanks,



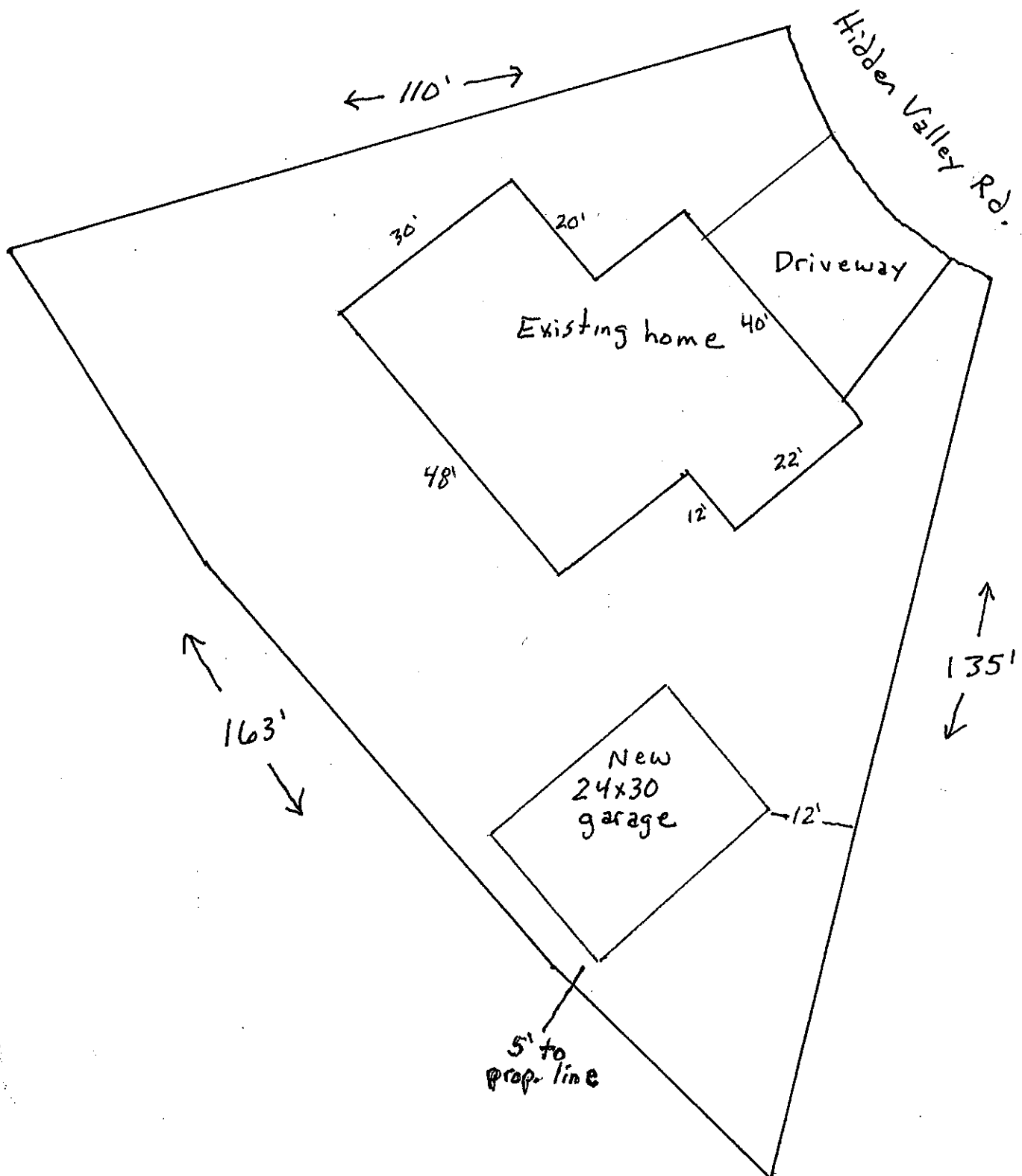
Rob Gleason

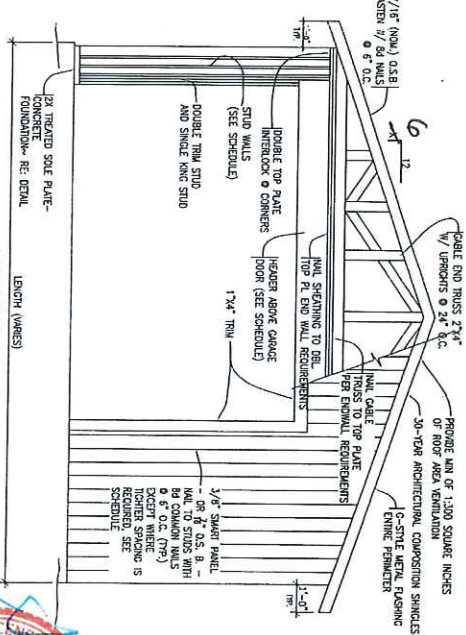
Exhibit #2 – Site Plan and Building Renderings

Owner: Robert Gleason
site: 12209 Hidden Valley Rd
Sandy, UT 84092

Contractor: A-Shed USA
Marc Whiting
801-898-3299

North →





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DESIGN SCHEDULE

BUILDING ADDRESS: - 12209 Hidden Valley Rd
- Sandy, UT 84092

FINISHING SIZE:

ae urbia
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0436 - fax: 801.573.6456
webpage: aeurbia.com

The BLUFF at HIDDEN VALLEY
PHASE VII PLAT A

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14	207212	2500	4045	5408
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19	207212	2500	1720	6158
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26	207212	2500	-605	6788
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66	207212	2500	-6805	-423
67	207212	2500	-6960	-393
68	207212	2500	-7115	-343
69	207212	2500	-7270	-273
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[illegible]

REGISTERED CIVIC SURVEYOR
#5034
Glen R
Larson

THE BLUFF at HIDDEN VALLEY PHASE VII PLAT.

TRUST ACKNOWLEDGMENT

CORPORATE ACKNOWLEDGMENT

1. *Phylogenetic relationships* – The phylogenetic relationships among the taxa are inferred from the morphological characters. The characters are coded as 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832,

CORPORATE ACKNOWLEDGMENT

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who being by me duly sworn or affirmed, did
15/20/21 say that the within owner's description was
and they said _____
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**The BLUFF at HIDDEN VALLEY
PHASE VII PLAT A**

2 LOCATED IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE 8 MERIDIAN.

$$c_9 = 1.37 \times 10^5$$

2250 SOUTH MAIN STREET No. 215

Abstract

ADDRESS SCHEDULE

5. HIDDEN VARS

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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

2014/11/25

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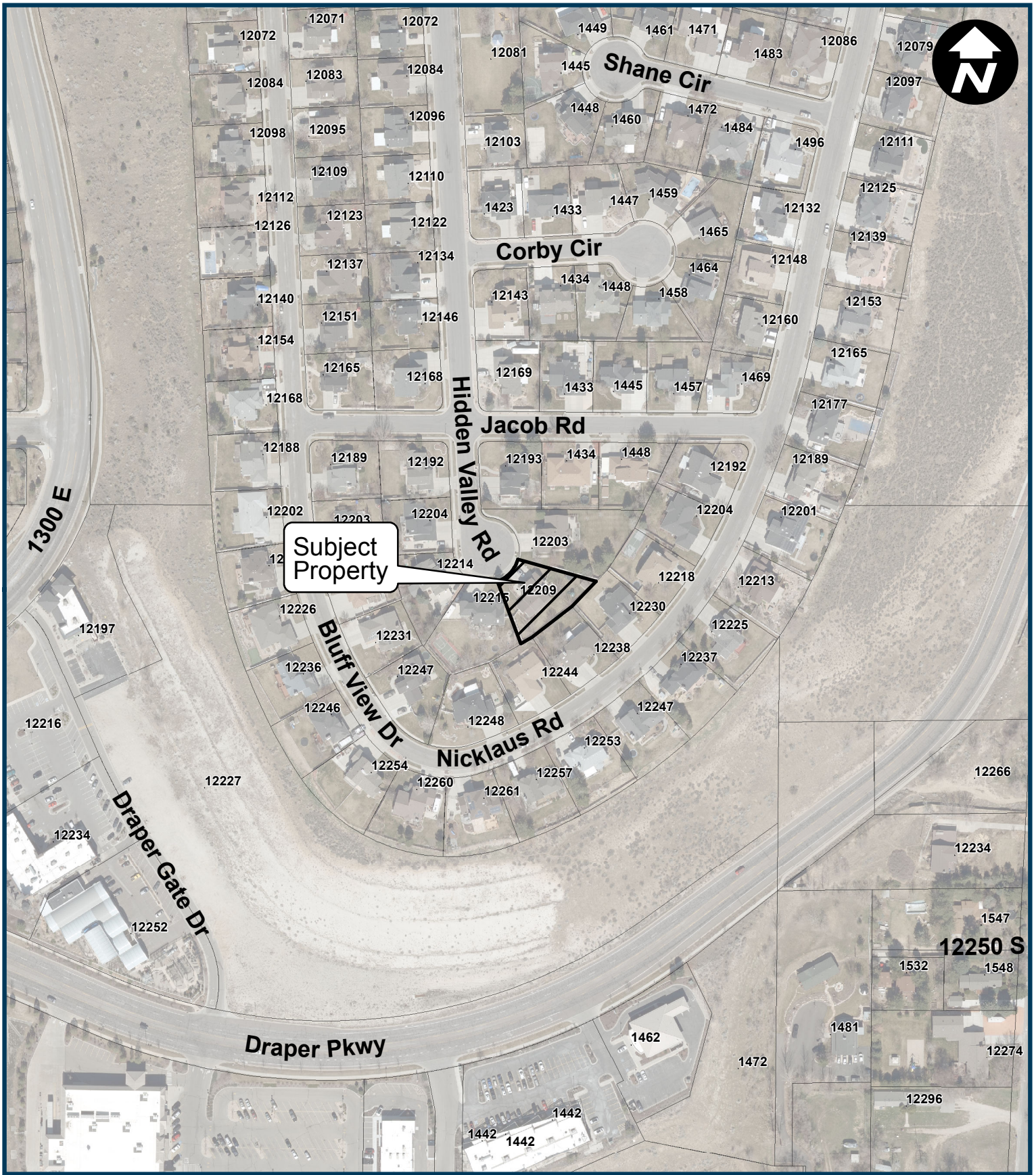
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15	60	25	15	0
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Exhibit #3 – Vicinity Map



CUP-08-20-5903
Gleason Accessory Structure
12209 S Hidden Valley Road



PRODUCED BY DAVID RODGERS
THE COMMUNITY DEVELOPMENT DEPARTMENT