



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 21, 2020

To: Planning Commission
From: Community Development Department
Subject: Schriever Accessory Structure (Conditional Use - Increased square footage, height, and to allow a single structure to be over 1500 square feet) 1829 E. 10980 S. [Community #26] CUP-03-20-5831 Zoned R-1-20A

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, Thomas Schriever, is requesting a Conditional Use Permit (CUP) in order to allow for an individual structure to exceed 1500 square feet, to allow for two accessory structures to total 2760 square feet, and for a height increase to 23' for the proposed new structure. (See Exhibit #1- Application Materials). The property is located on the north side of 10980 S. between 2000 E. and Mary Dr.

The proposed accessory structure will be 65 feet wide by 40 feet (2600 square feet), 23 feet in height and located on the northwest corner of the property. (See Exhibit #2 – Building Renderings). The proposed structure will be dark charcoal gray with white doors and white window accents. The propose use of the structure is for an indoor sports court. The second accessory structure is an existing shed located on the east side of the property and is approximately 160 square feet. The applicant wants to keep this structure in addition to the proposed accessory structure.

The property is zoned R-1-20A and is part of the Dimple Dell Heights subdivision. The property is 1.01 acres (43,995 square feet). The property is surrounded by residential single-family homes zoned R-1-20A. Access to the proposed accessory structure will primarily utilize foot traffic via the southwest side of the proposed structure. The applicant has future interest in accessing the structure with vehicles by utilizing the existing driveway on the east side of the property and moving northwest.

NOTICE

A neighborhood meeting was held on Monday, May 11 at 7:00 PM by the Community Development Department. Two neighbors attended the meeting and both were in favor. 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 21-11-2-(a)(2)(a)(2) of the Sandy City Development Code states that no single accessory structure 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 2,600 square feet requiring Planning Commission approval.

Section 21-11-2.(a)(2)(a) of the Sandy City Development Code states that the combined square footage of all accessory structures in the rear yard of a lot 40,000 square feet or larger shall not exceed 2,000 square feet (unless otherwise approved by the Planning Commission through a CUP) or 25% whichever is the lesser measurement. The proposed structure being 2,600 square feet combined with the 160 square foot shed takes up 11% of the rear yard which is under 25%.

Section 21-11-2-2(a)(2)(d) of the Sandy City Development Code states the total maximum square footage of all accessory structures on the property may be increased up to 25% larger than the permitted size upon receipt of a Conditional Use Permit from the Sandy City Planning Commission. For any properties over 40,000 square feet, or with an "A" designation, the total maximum square footage of all accessory structures on the property may be increased up to 50% 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 Planning Commission may require additional setback from side and rear property lines as a condition of approval.

The A designation of the property allows the property owner to request up to 50% larger than allotted. The applicant can request up to 3,000 square feet of accessory structures on the property. At 2,760 square feet the applicant is 240 square feet under the maximum possible request.

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. The proposed height of 23' is within the allowable increase in an R-1-20A zoned property with Planning Commission 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 is 10 feet on both sides. The applicant is proposing to have a setback of 10 feet on both the side and rear property lines, which meets the required setback for the additional 8 feet.

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 proposed garage is constructed out of dark charcoal gray metal with white windows and accents. The applicant is aware of staffs concern regarding the color and materials but feels that the neutral tones will work well with the existing home and other structures in the area.

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 will be 10 feet from the side (west) and rear (north) property lines on the northeast corner of the property. The proposed structure will be 23 feet in height.

2. Proposed site ingress and egress to existing and proposed roads and streets.
Pedestrian access to the garage will be via a door located on the northwest side of the proposed accessory structure.

Future vehicular access to the garage will start on the existing driveway on the east side of the home and extend northwest. The applicant is aware of the hard surface requirement for the parking of vehicles.

6. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures and other facilities.

The proposed detached garage will be a dark charcoal gray with white accents constructed with metal materials. The existing home is white with brown roof and will not match the design or architecture of the proposed accessory structure.

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

Staff is concerned about the architectural compatibility of the proposed accessory structure with the house and the surrounding neighborhood. The allowance for metal accessory structures is primarily preserved for farm animals such as horses and cows. Staff is concerned that the materials don't coincide with the materials on the primary dwelling. A different façade could be placed on the front elevation in order to make it more compatible with the dwelling.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Thomas Schriever for the property located at 1829 E. 10980 S. to allow for an accessory structure as described in the application materials based on the findings and subject to the following conditions.

Findings

1. The proposed square footage of the structure is 2,600 square feet which is compatible with the size of the accessory structures nearby (See table below).


Address	Accessory Structure	Rear Yard Area	% Rear Yard
1815 E. 10980 S.	2,300	12,000	20%
1904 E. 10980 S.	2,000	32,000	6%
1876 E. 10980 S.	2,600	31,000	8%
1850 E. 10980 S.	3,000	14,000	21%
1940 E. 10980 S.	2,100	33,000	6%
Proposed Garage			
1829 E 10980 S	2,600	27,000	10%

2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the Planning Commission determine if the proposed size of the structure and architectural materials are compatible with the immediate surroundings, nature of the zone, and impact upon adjacent properties.

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. All personal vehicles must be parked on a hard surface.
5. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: 
Claire Hague, Planner
S:\USERS\PLN\STAFFRPT\2020\CUP-03-20-5831 Schriever Accessory Structure

Reviewed by:  _____

Exhibit #1 – Application Materials

Sandy City
10000 Centennial Parkway
Sandy UT 84070

Dear Sandy City:

I am a resident of Sandy City and I am looking to add a garage to my property. This letter is a request for and an explanation for my want of a conditional use permit.

My request is for the size I want to make my garage. I have talked about this for some time with different members at Sandy City and feel I meet the qualifications. From my understanding the conditional use permit I seek for size brings in three different items. These three things are the overall size of 2600 sq ft (these exceeds the 2000) which I am asking for the allowed 50% condition. The second is height of aprox 24' to the peak with 18' side walls (20 ' limit), and an over 1500 sq ft unit.

There are many reasons I feel I should be granted the conditional use permit for my garage. First if you drive up and down my street you can see many people with large garages and structures. I feel this fits right in with my neighborhood and don't see any problem with it not fitting in. As far as looks, my wife wouldn't allow it to be ugly, ha-ha. This will be a steel building that, at the moment, my wife wants red with white trim. (very similar to my neighbor across the street). I will add some embellishments to make it not look like such a box. It would be nice to add some overhang and some possible porches to add dimension. Furthermore, I know neighbors have got exceptions to size and don't see any problem with it. As I see it, it will increase the value of my home. As far as height goes, I am happy to go to the larger setbacks of 10' to accommodate this conditional use. Also, the only person I feel would be upset about height is my neighbor to the west, the Houghtons. I have talked to them about he size and height of my garage and they don't seem to have any problem. They made mention that it would be nice to clean up the trees on that side of the yard.

This building will be for personal use and look forward to adding some sports court to the inside for basketball, volleyball, pickleball, etc. All my kids are athletes and would love to support them in this for now. Later in life I hope to use this as a garage to park possibly cars and or recreational vehicles. Sincerely,

Thomas Schriever

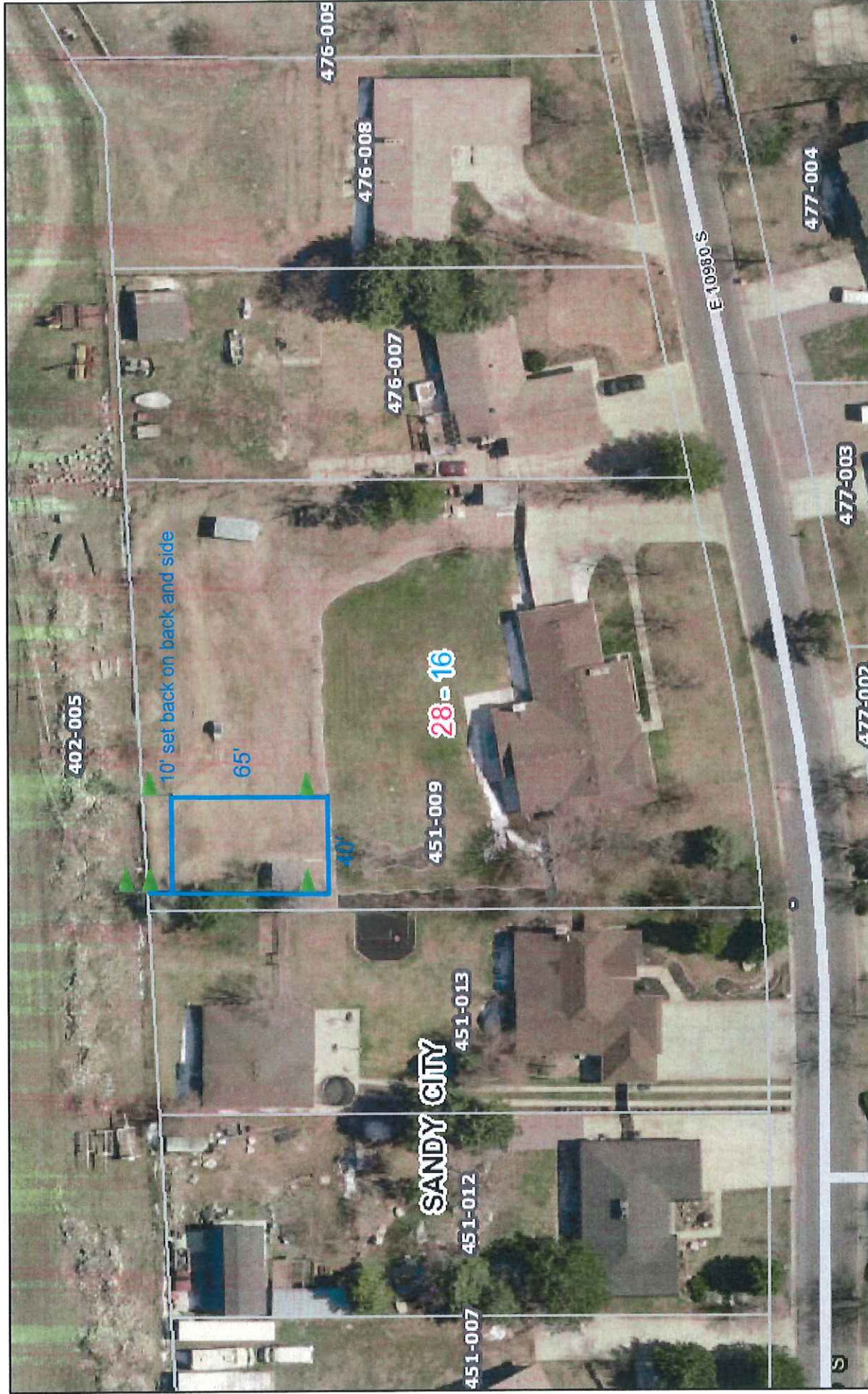


1829 E 10980 S
Sandy UT 84092
801.870.1240

tomschriever@yahoo.com

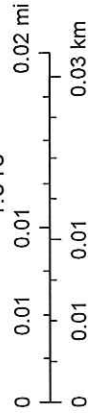
Exhibit #2 – Building Renderings

My Map



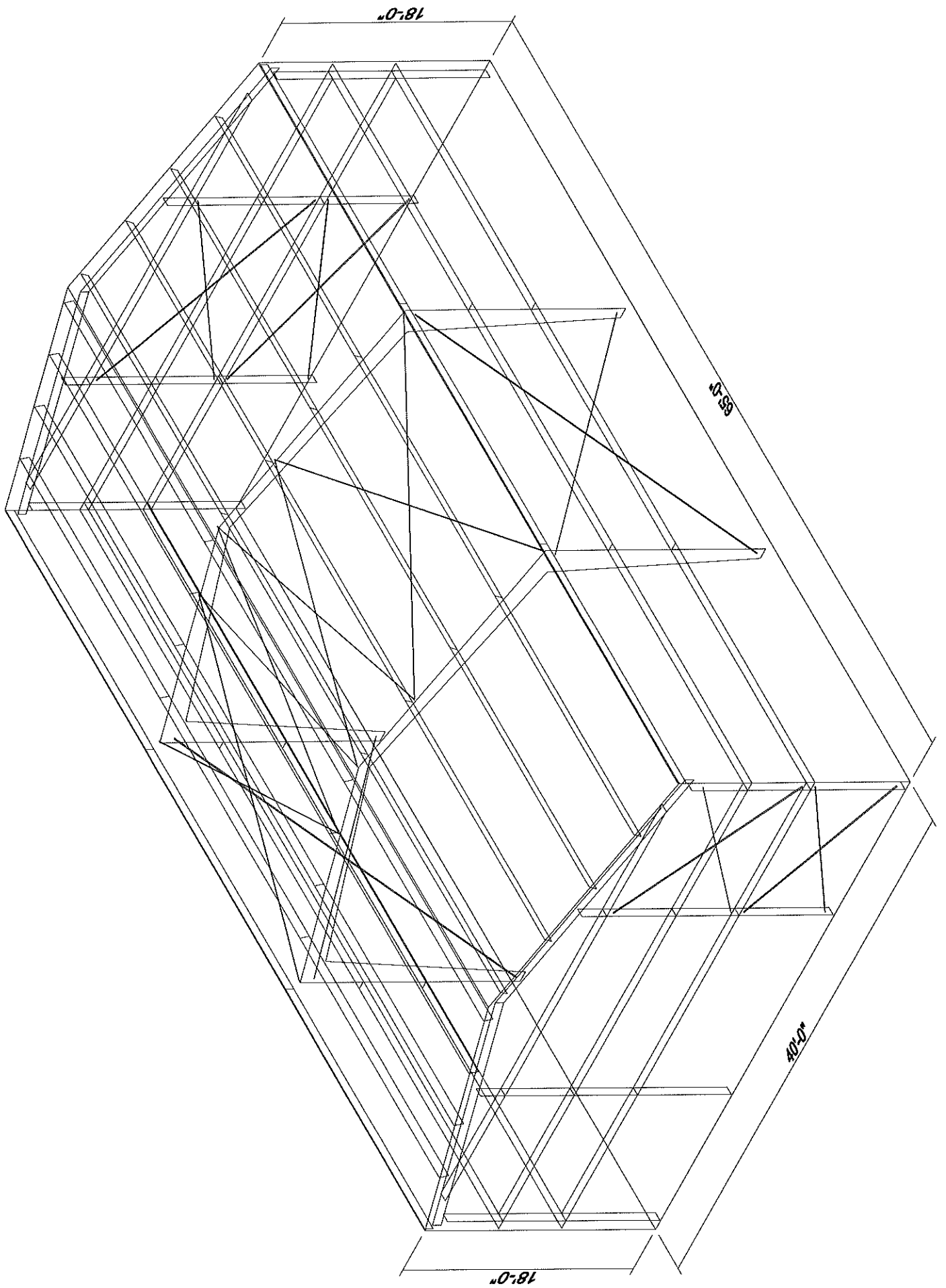
March 18, 2020

1:915



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS. The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field survey of, nor establish the actual relation between, any of the layers depicted here.





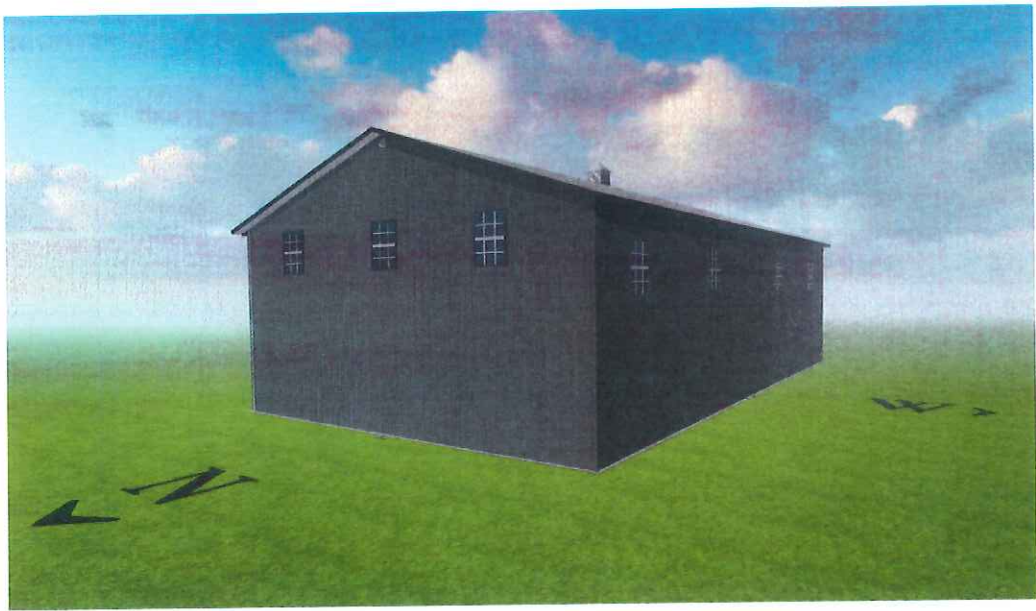
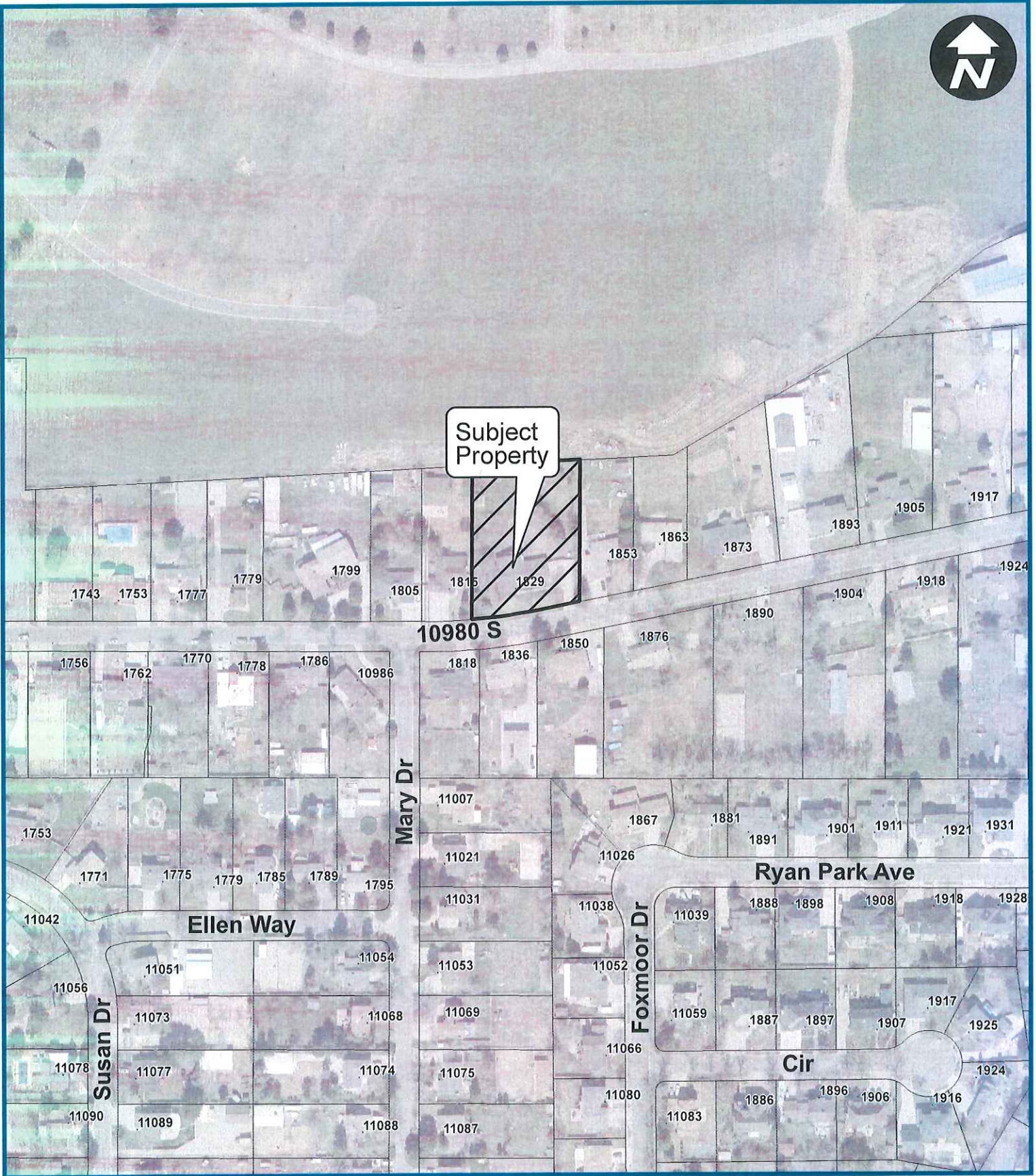


Exhibit #3 – Vicinity Map



CUP-04-20-5831
Schriever Accessory Structure
1829 E 10980 S



PRODUCED BY CLAIRE HAGUE
THE COMMUNITY DEVELOPMENT DEPARTMENT