



JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 18, 2022

To: Planning Commission
From: Community Development Department
Subject: Pavel Accessory Structure (Conditional Use Permit – Increased Size) CUP04122022-006302
529 East 8800 South Zoned R-1-7.5(HS)
[Community #1, Historic Sandy]

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

DESCRIPTION OF REQUEST

The applicant, Pavel Uhlir is requesting a Conditional Use Permit to allow for a 900 square foot accessory structure for the property located at 371 East 8680 South (See Exhibit #1- Application Materials). The proposed use of the structure is for additional garage space. The proposed exterior materials are fiber cement siding. The roof pitch design styling will be congruent with the main dwelling, so it blends in well with the neighborhood and existing structures. Access to the proposed garage will be via the existing driveway (See Exhibit #2– Site Plan and Construction Drawings)

BACKGROUND

The property is 0.28 acres, (12,196.8 square feet) in an R-1-7.5(HS) zone and is in the Flagstaff Farming subdivision. The proposed structure will be 30 feet wide and 30 feet long. The subject property is adjacent to single family homes zoned R-1-7.5(HS) on all sides.

NOTICE

A neighborhood meeting was held on Monday May 16, 2022. No residents attended the meeting and staff has not received and calls or emails regarding the request. 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(d) of the Sandy City Development Code states that the total maximum square footage of all accessory buildings on the property may be increased up to 25 percent larger than the permitted size upon receipt of a conditional use permit from the Sandy City Planning Commission. However, the Planning Commission may not approve any accessory structure over 25 percent of the rear yard. ... 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.

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 proposed accessory structure will be in the rear yard, 15' to peak and will be 900 square feet.

2. Proposed site ingress and egress to existing and proposed roads and streets.
The garage will be accessed from an existing driveway on the southwest side of the property.

6. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures, and other facilities.
The proposed detached garage roof material and pitch will match the existing home but will use siding instead of brick

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 is concerned about the landscaping in the front yard area does not comply with the property maintenance standards for landscaping. The front yard does not have live plant materials and landscaped with rock mulch only.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Pavel Uhlir at the property located at 529 East 8800 South to allow for a 900 square foot accessory structure as described in the application and based on the following findings and the subject to the five conditions below:

Findings:

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 proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
2. That the detached structure shall not be used as an accessory dwelling unit.
3. 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.
4. That the applicant bring the front landscaped area into compliance with Sandy City Property Maintenance Code.
5. That this Conditional Use Permit be reviewed upon legitimate complaint.

Staff:

Brynn Bohlender

Brynn Bohlender
Zoning Technician

Exhibit #1 – Application Materials

Property
529E 8800S
Sandy UT
84070
(801) 865 9786

Applicaition for Conditional Use Permit.

Building type:
Garage/Storage Detached Building

Measurments:

size: 30x30 ft (900sq feet) 15ft height.
offset: 2 ft offset from property line
Location: behind house end of driveway west side of property.
Siding: Fiber Cement siding over Metal prefab building
structure.

Description:

Garage/Storage to be used replacing multiple existing buildings on property while providing large enough garage for my vehicle(s).

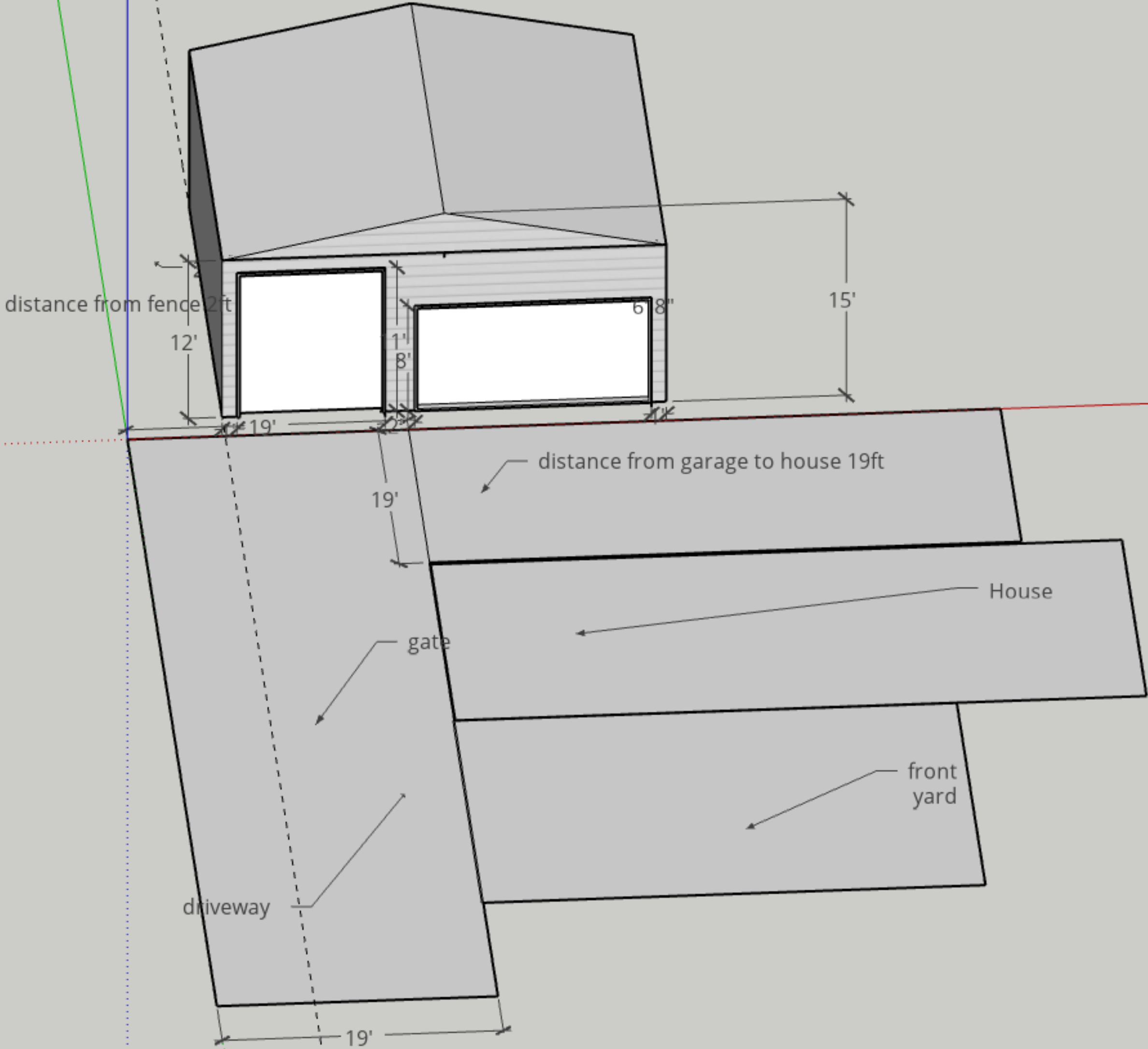
The structure will have Fiber cement siding that will follow codes and look of exising main building (brick).

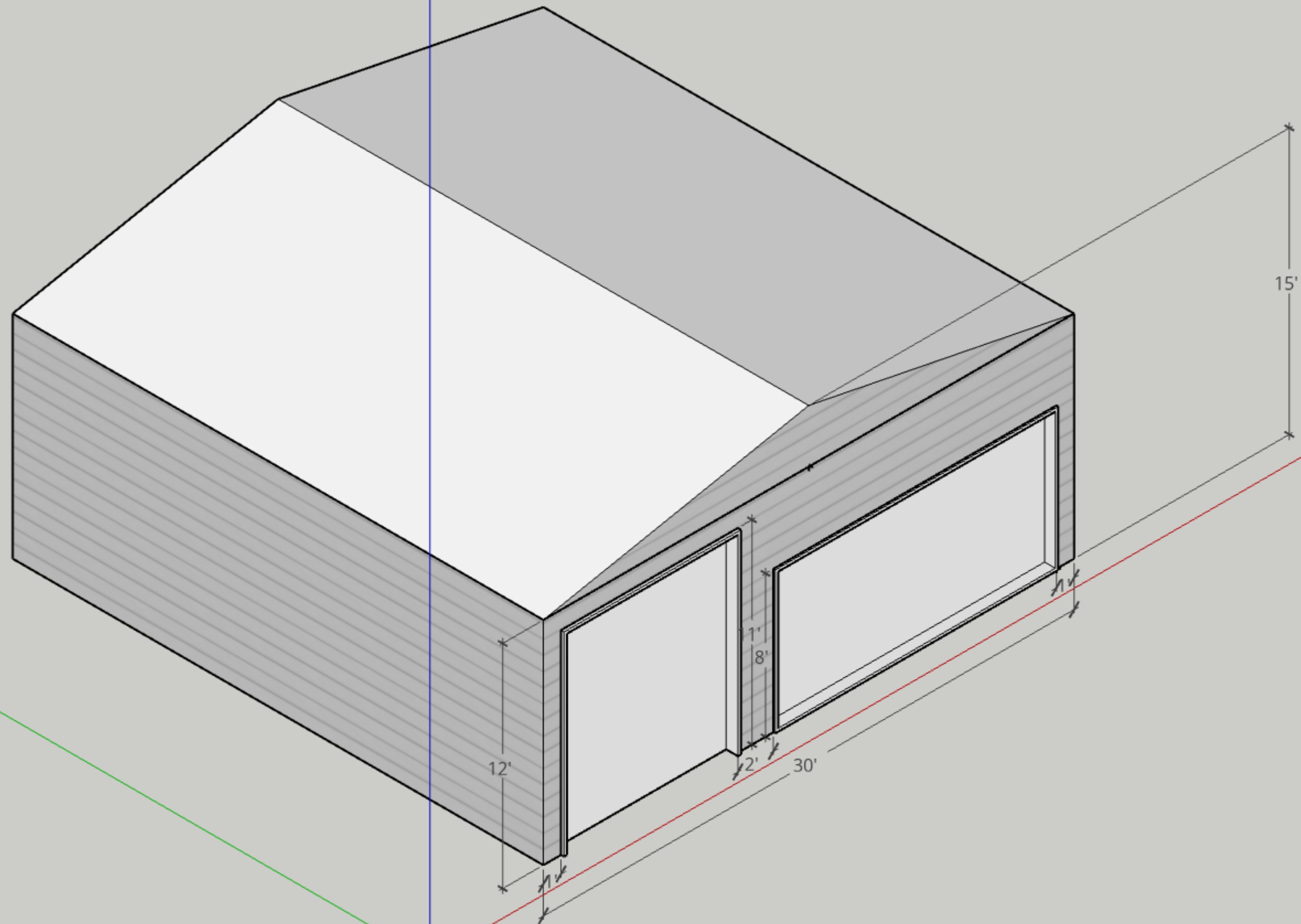
Location of the structure will be at the end of driveway behind house. The size of structure (900 sq feet) is to allow storage of multiple larger vehicles tools and garden equipment.

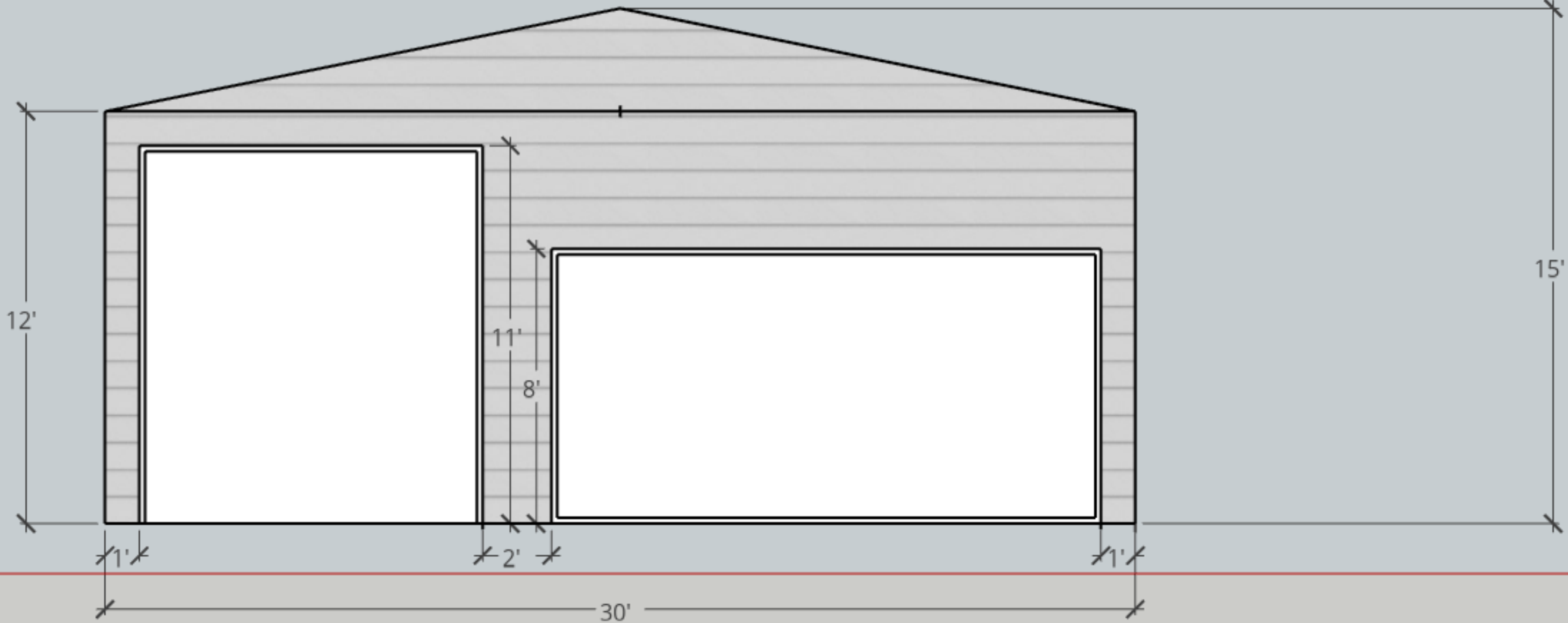
Thank
Pavel Uhlir

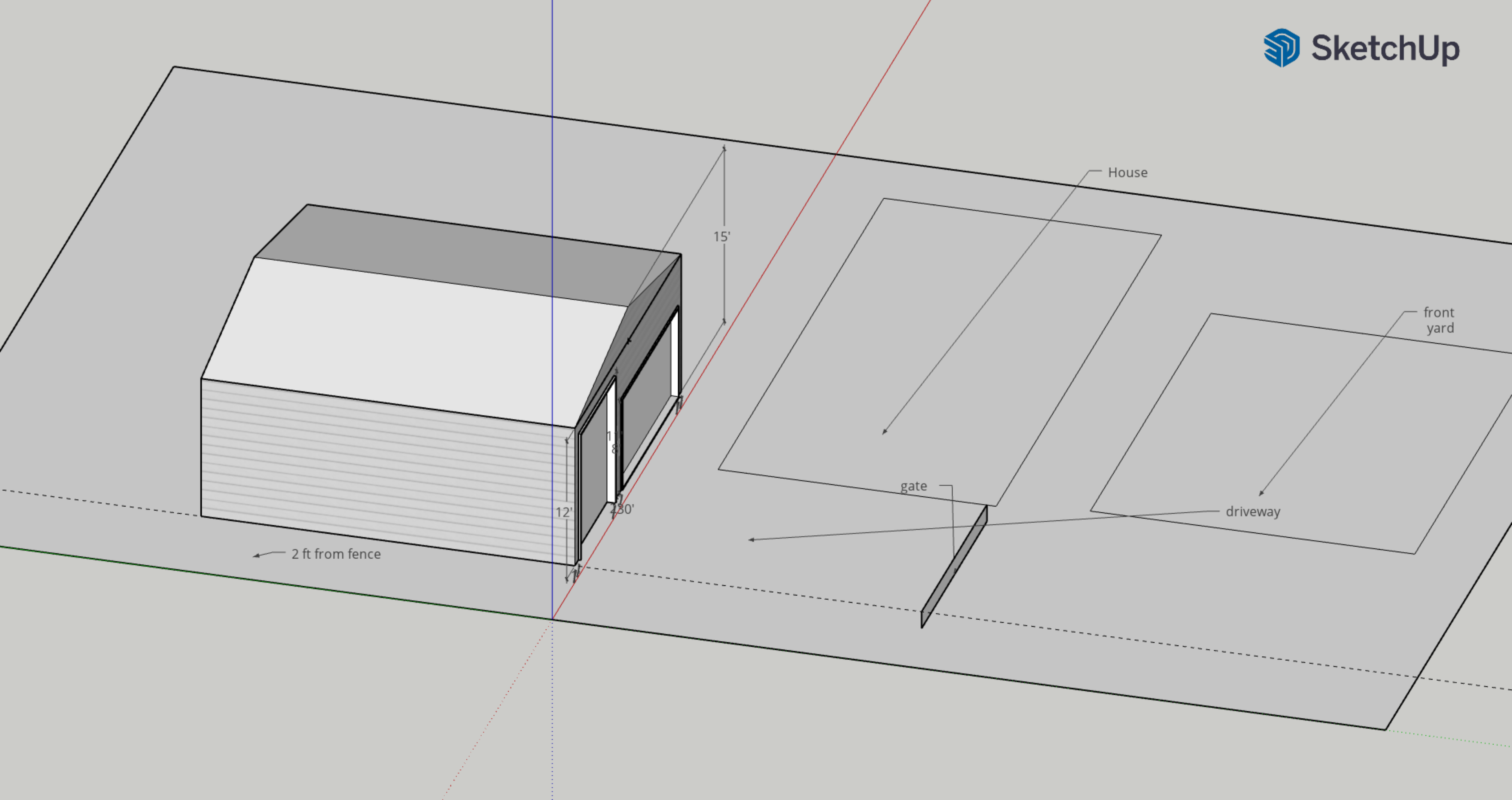
Exhibit #2 – Site Plan and Construction Drawing

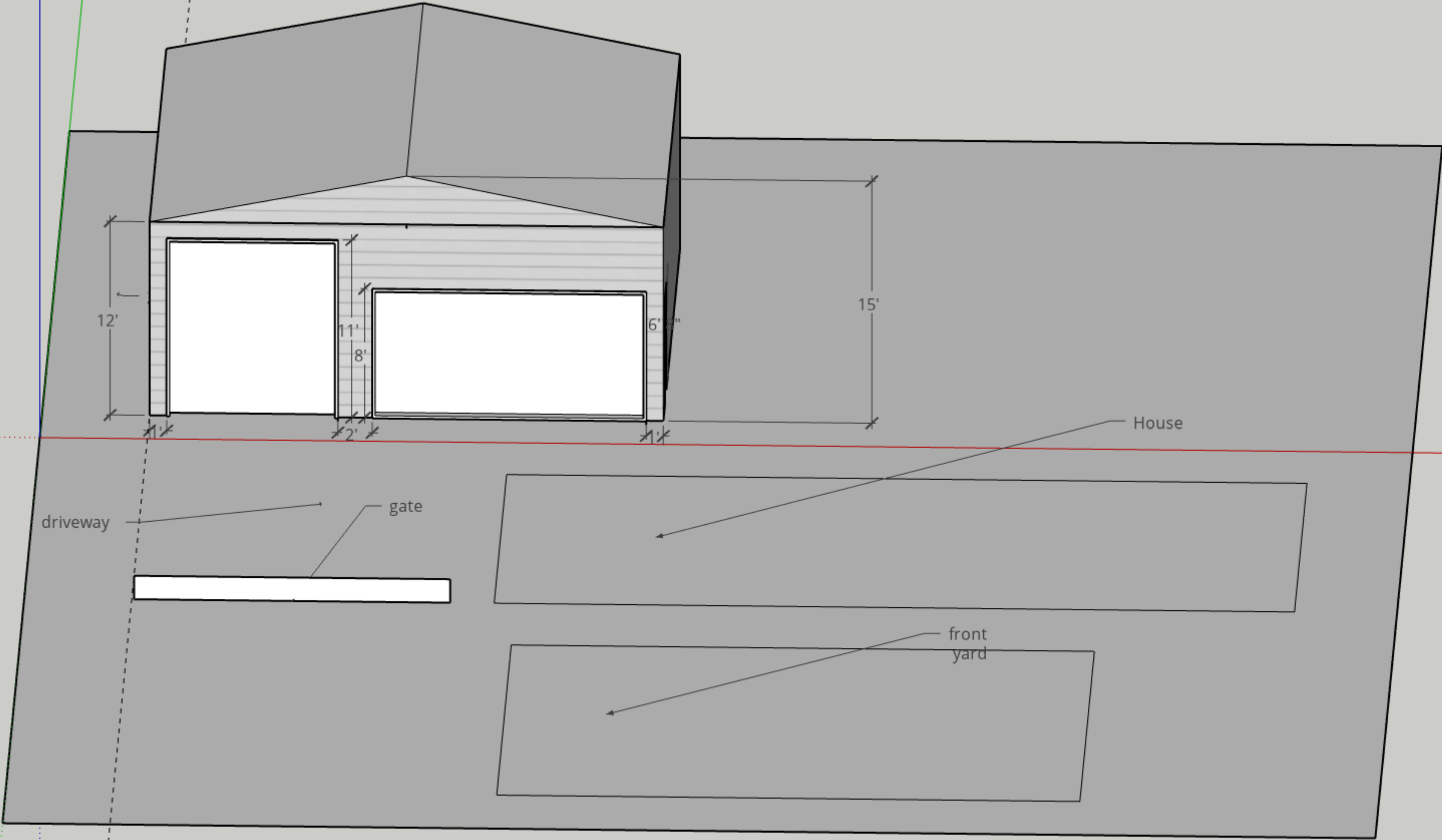












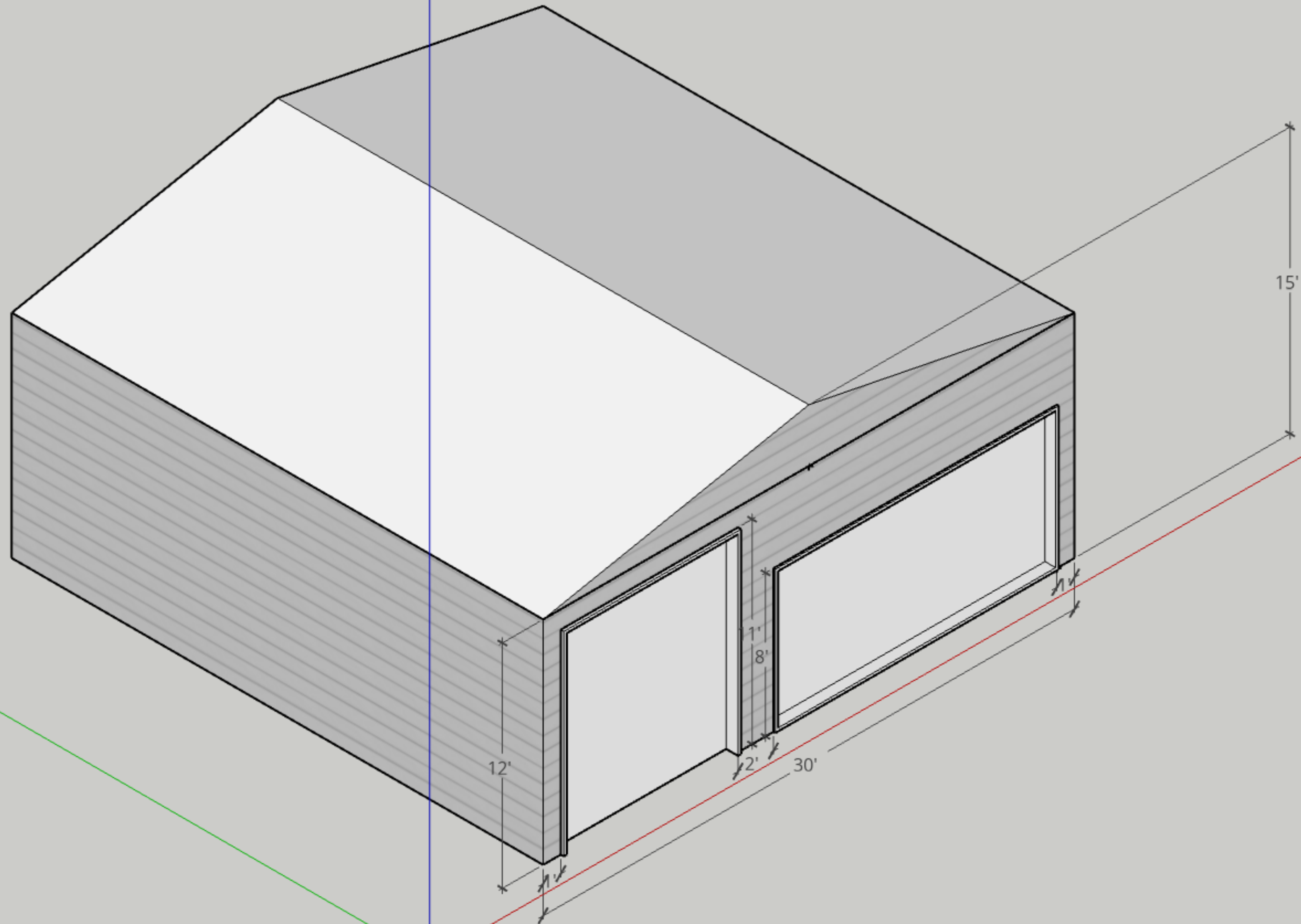


Exhibit #3- Vicinity Map

