



Legislation Text

File #: CUP05272024-006775, **Version:** 1

Agenda Item Title:

Willow Creek CC Maintenance Area Reconstruction Project (Conditional Use Review)
8505 S. Willow Creek Dr.
[Community #18, Willow Creek]

Presenter:

Douglas L. Wheelwright, Development Services Manager

Description/Background:

The applicant, Mr. James Glascock, Architect, representing the Willow Creek Country Club, is requesting Site Plan Review (SPR) and Conditional Use Permit (CUP) approval for the reconstruction and relocation of the existing maintenance area facilities for the property located at 8505 S. Willow Creek Dr. The proposed project area includes approximately 2.75 acres and is located on the northern boundary of the golf course property and abutting existing single-family homes. (These existing homes front onto Etienne Way and are located within the Un-incorporated Salt Lake County zoning jurisdiction.) The proposal is to construct: a new 16,663 square foot, single story, maintenance equipment storage, repair shop, and office use building; a 4,160 square foot greenhouse; a parking lot and other related improvements (such as landscaping). The new maintenance area complex is proposed to be located between the existing single-family homes to the north and the current maintenance buildings to the south. After the new construction is completed, the old maintenance facilities will be demolished and that area re-landscaped. Please see the applicant's request letter attached as (Exhibit A) and application materials (Exhibit B).

See the attached staff report in the site plan review file (SPR05172024-006771) for full details of the request.

Recommended Action and/or Suggested Motion:

#2 Staff recommends that the Planning Commission approve a Conditional Use Permit for the proposed reconstruction and relocation of the Willow Creek Country Club's Maintenance Area, which is an accessory and ancillary use to the "Park, Public and Private" and "Recreation, Outdoor" primary land use, and based upon the staff report analysis and the following findings and conditions:

Findings:

1. These uses are existing and will be continued with new building and site improvements, consistent with Sandy City Code requirements and conditions.
2. All the proposed site improvements will allow continuation of the prior maintenance area functions with better buffering of the existing neighboring properties in better facilities with less environmental impacts.

Conditions:

1. That the operational hours be limited to the previous operations, seasonally adjusted.
2. That the site plan approval conditions and the proposed site improvements be installed as part of the SPR process finalization.
3. Subject to final approval of the proposed Code Amendment CA07032024-0006794, by the City Council before final approval and building permit issuance.