



Legislation Details (With Text)

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Title: Johnson Accessory Structure (Conditional Use Permit to allow for an individual accessory structure to exceed 1500 square feet)
1454 E. Churchill Downs Dr
[Community #22]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff report, documents and map.pdf

Date	Ver.	Action By	Action	Result
11/19/2020	1	Planning Commission	approved	Pass

Agenda Item Title:

Johnson Accessory Structure (Conditional Use Permit to allow for an individual accessory structure to exceed 1500 square feet)
1454 E. Churchill Downs Dr
[Community #22]

Presenter:

Claire Hague

Description/Background:

The applicant, Travis Johnson, is requesting a Conditional Use Permit (CUP) in order to add a covered porch to a 1,373 square foot pool house that is currently under construction. With the addition of the covered porch the structure will be 1,524 square feet. (*See Exhibit #1- Application Materials*). The property is located on the south side of Churchill Downs Drive east of Bay Meadows Drive and west of Whirlaway Ln.

The pool house is 22.9 feet wide and 59.9 feet long (approximately 1373 square Feet). The proposed covered patio is 7.75 wide and 19.5 feet long (approximately 151 Square Feet). This is a total of approximately 1,524 square feet 14.5 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 pool house.

The property is zoned SD(R-1-30A) Bell Canyon Acres and is part of the Bell Canyon Acres 1 subdivision. The property is 1.1 acres (47,916 square feet). The property is surrounded by residential single-family homes in the same zone. Access to the pool house is pedestrian only and can be accessed by the north and west sides of the structure.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Travis Johnson for the

property located at 1454 E. Churchill Downs Dr. 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 1,524 square feet which is compatible with the size of the accessory structures nearby. (See table below)

Address	Accessory Structure	Rear Yard Area	% Rear Yard
1451 E. Churchill Downs Dr	2,800	30,000	9%
1487 E. Churchill Downs Dr	1,424	24,299	6%
10735 S. Whirlaway Ln	2,500	28,805	6%
1430 E. Thistle Down Dr	2,443	21,459	11%
10657 S. Whirlaway Ln	2,000	32,922	6%
10665 S. Whirlaway Ln	1,656	29,993	5%
1445 E. Thistledown Dr	1,652	24,600	7%
Proposed Garage			
1454 E. Churchill Downs Dr	1,524	18,595	8%

2. The proposed use meets the intent of the accessory structure section of the Sandy City Land Development Code.
3. 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.