



Legislation Text

File #: CUP-12-18-5581, **Version:** 1

Agenda Item Title:

Green Accessory Structure / Guesthouse
1876 E. 10980 S.
[Community #26]

Presenter: Wade Sanner

Description/Background:

The applicants, Rob and Annie Green, are requesting a Conditional Use Permit to for an approximately 2,000 square foot detached garage with a 396 square foot guest room on the property located at 1876 East 10980 South.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Rob and Annie Green for a 2,166 square foot detached garage with a 396 square foot guest home on the property located at 1876 East 10980 South as described in the application materials based on the following findings and subject to the following conditions:

Finding

1. Staff finds that the proposed accessory structure meets the intent of **Section 15A-11-02** of the Sandy City Development Code regarding accessory structures in the R-1-40A zoned properties.
2. Staff finds that the proposed guesthouse meets the intent of **Section 15A-11-01** of the Sandy City Development Code.

Conditions

1. That the proposed structure comply with all applicable Building & Safety, and Fire & Life Codes.
2. 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.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

4. That the applicant construct the structure according to the renderings provided at approximately 2,166 square feet and 18 feet in height.
5. That the guesthouse not exceed 400 square feet per **Section 15A-11-01** of the Sandy City Land Development Code.
6. That the applicant provide a survey at the time of building permit to ensure the proposed accessory structure will not be constructed on the 10-foot public utility easement.
7. That the applicant comply with Section **15A-11-05(G)** of the Sandy City Land Development Code, which states that automobile service, storage, and repair is prohibited as a home occupation business.
8. That all areas designated for vehicle access and parking be paved with hard surface.
9. That the applicant sign an affidavit that they will not rent out the guesthouse. This affidavit must be recorded at the Salt Lake County Recorder's Office.