



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum March 5, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Waddoups Accessory Structure (Conditional Use Permit) 20 Rollingwood Ln. [Community 28, Pepper Dell]	CUP01272026-007107 PUD 1.62 1.35 acres

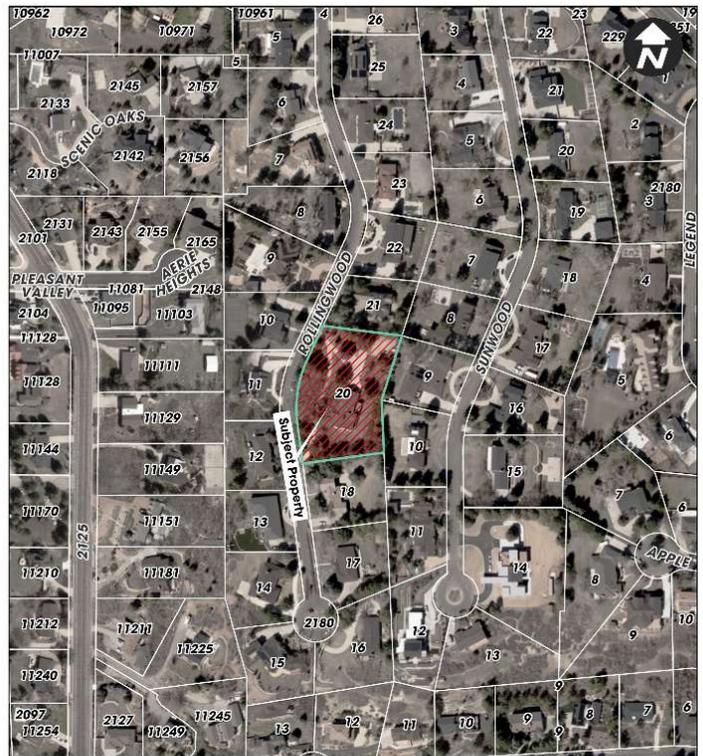
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area on public websites and at public locations.

Request

The applicant, Doug Waddoups, is requesting approval of a conditional use permit for increased size and height for a property located at 20 Rollingwood Ln. The proposed structure is 1,940 square feet and 21 feet in height. The design of the exterior and roof is proposed to match the exterior of the main dwelling. See application materials for details in Exhibit A (applicant letter), Exhibit B (Pepperwood HOA Approval), and Exhibit C (Building Plans).

Background

The subject property is approximately 1.35 acres (58,806 square feet) in the PUD(1.62) zone. This zone is most closely associated with the R-1-20 zone in respect to regulations for accessory structures. The subject property is Lot 19 & 20 of the Pepperwood Phase 1 subdivision. Properties to the north, south, east, and west, are single family residential zoned PUD(1.62).

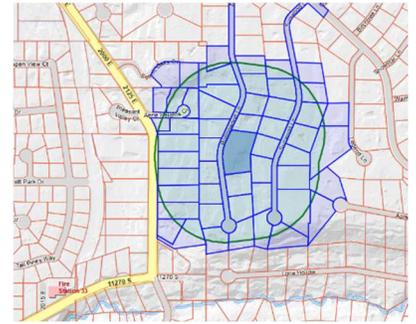


CUP01272026-007107
Conditional Use Permit
20 S ROLLINGWOOD LN
Community Development Department
Sandy City, UT

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on February 12th and three neighbors attended. The following comments were made about the proposal:

1. Thinks it will look great. The garage will be nice because it meets the HOA requirements.
2. The structure looks well done and planned. It will enhance things and not diminish them.



Analysis

The applicant is proposing to build an accessory structure in the rear yard that will be used as a garage for cars, RV, boat, etc. storage. The proposed structure is 1,940 square feet and is 21 feet 2 inches tall. The structure is 12 feet from the rear property line and 75 feet from the north side property line. The structure will be accessed from an existing driveway. The applicant is proposing to match the exterior materials with the existing exterior of the main dwelling. The property is located within the Pepperwood HOA and has received approval from the HOA.

Building Size

Section 21-11-2(a)2(a)2 of the Sandy City Development Code states that no single accessory building shall exceed 1,500 square feet, unless the Planning Commission approves a larger size through the conditional use permit process. The maximum allowed size for accessory structures for lots of 40,000 square feet or larger is 2,000 square feet. The subject property is in the PUD 1.62 zone and is 1.35 acres or 58,806 square feet. The proposed structure is 1,940 square feet. The proposed garage would comprise approximately 10% of the rear yard. The applicant has no other accessory structures on the property. The table shows several nearby properties that have accessory structures and the rear yard coverage percentages.



Building Height and Setbacks

The applicant is proposing to build a structure that is 21 feet 2 inches high. Section 21-11-2(a)3(c) of the Sandy Development Code states that a building may be built taller, up to the maximum building height for a permitted dwelling within the zone it is located, upon receipt of a conditional use permit from the Planning Commission. The property is in the PUD(1.62) zone which is most closely associated with the R-1-20 zone. Section 21-11-2(a)3(b) states that a detached structure exceeding 15 feet high shall increase the minimum setback one foot for each one foot of additional height up to minimum setback of the primary dwelling, unless otherwise approved by the Planning Commission. The applicant is proposing to place the structure 12 feet from the rear property line and 75 feet from the north side property line. These setbacks exceed what would be required for accessory structure setbacks.



Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
17 S. Rollingwood Ln	640	13,480	5%
9 S. Rollingwood Ln	750	21,000	4%
8 S. Sunwood Ln	1,500	15,720	10%
23 S. Rollingwood Ln	150	14,660	1%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
20 S. Rollingwood Ln	1,940	18,955	10%

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The proposed accessory structure is 21 feet 2 inches tall to peak of roof and will have an 1,940 square foot footprint. The structure will be sited 75 feet from the north side property line and 12 feet from the rear property line.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The garage will be accessed by an existing driveway.

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

The proposed accessory structures, roof materials and building materials, will be consistent with the existing home and zoning designation.

- (14) Measures to assure 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, and 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns for the requested project.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for additional size and height and as described in the staff report for the property located at 20 Rollingwood Ln. based on the following findings and subject to the following conditions:

Findings:

- 1. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the conditions.
- 2. The proposed structure is consistent with rear yard area coverage for accessory structures.

Conditions:

1. That the proposed accessory structure is allowed up to 21 feet 2 inches to peak of roof and up to a 1,940 square foot footprint. The structure be sited 75 feet from the north side property line and 12 feet from the east rear property line.
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 Development Code, and all conditions of approval imposed by the Planning Commission.
4. That this Conditional Use Permit be reviewed upon a legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\CUP01272026-007107 - DOUG WADDOUPS ACC. STRUCTURE\STAFF REPORT WADDOUPS CUP.DOCX

Exhibit "A"

Doug Waddoups
20 Rollingwood Ln
Sandy, Utah

RE: WADDOUPS DETACHED GRARAGE

Dear Planning Commission,

As long-time residents of Sandy, we are writing to propose the addition of a detached garage to our property. The intended use for this structure is to store trailers, house yard tools, and provide a small workshop area.

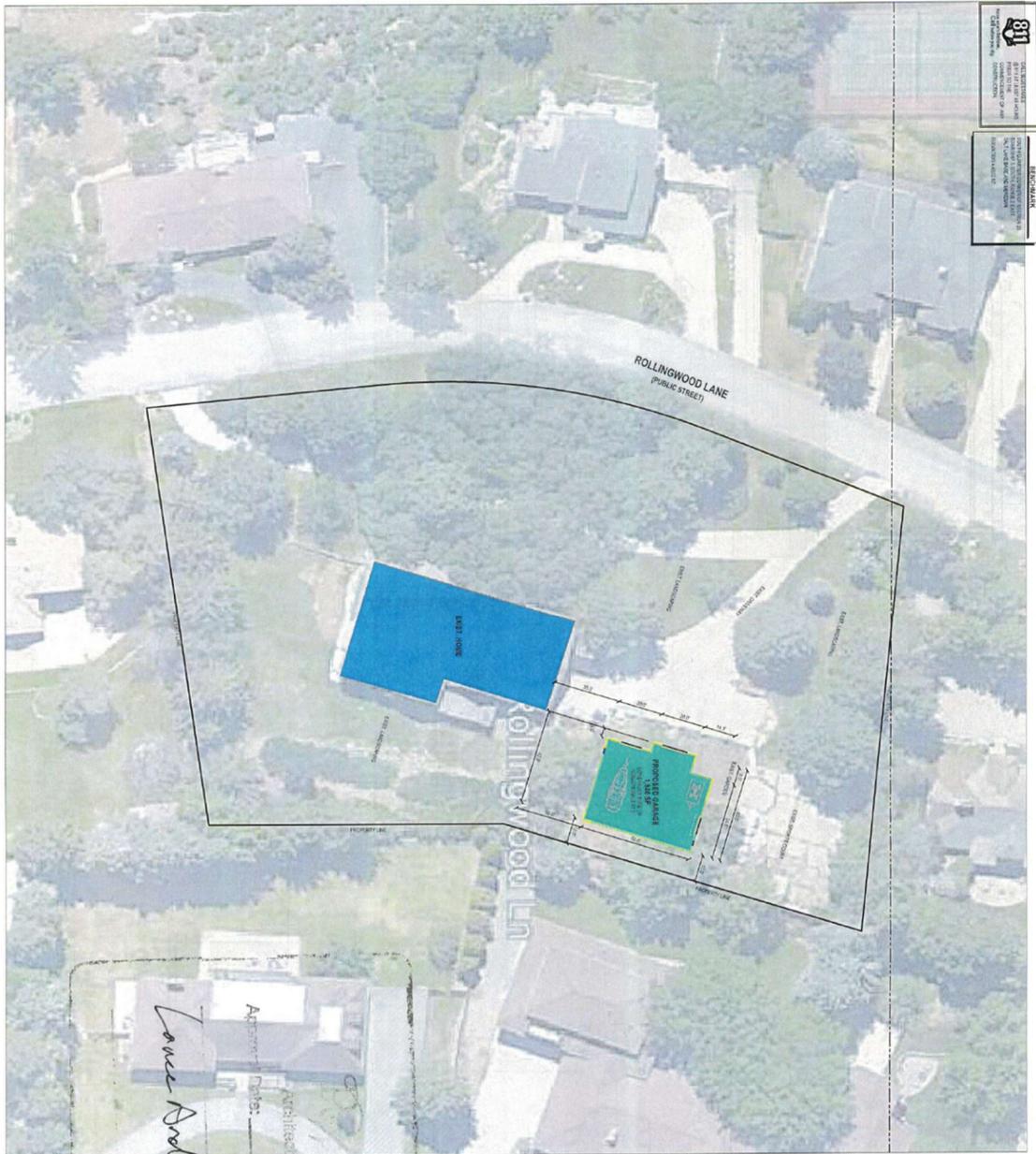
The proposed garage is 1,940 square feet with a height of 21'-2". It will be located north of the existing residence in a current garden area, utilizing the existing driveway for access. Due to the site's topography, the rear of the garage will be built approximately 3' into the grade. Consequently, the elevation at the property line will remain below the 20' requirement. Additionally, we have planned a rear setback of 12', exceeding the 10' minimum requirement.

The structure will feature a sloped roof with stone and horizontal wood siding designed to match our existing home. We have already met with the Pepperwood HOA and received their formal approval for the project.

We look forward to working with the planning staff to move this project forward.

A handwritten signature in blue ink that reads "Doug Waddoups". The signature is written in a cursive style and is positioned below the main body of text.

Exhibit "B"



Architectural Committee
 Approved Date: 1/8/24
Carrie Anderson

<p>THE STANDARD IN DEVELOPMENT</p> <p>SALT LAKE CITY 535 W. 600 S., SUITE 100 SALT LAKE CITY, UT 84143 Phone: 801.233.8519</p> <p>LAYTON 1000 W. 1000 S. LAYTON, UT 84040 Phone: 801.547.1100</p> <p>TOOELE 1000 W. 1000 S. TOOELE, UT 84606 Phone: 435.786.4143</p> <p>GEORGE CITY 1000 W. 1000 S. GEORGE CITY, UT 84053 Phone: 435.786.4143</p> <p>RICHFIELD 1000 W. 1000 S. RICHFIELD, UT 84701 Phone: 435.786.4143</p> <p>WWW.ENSIGNINC.COM 2023.10.03.019</p>	<p>WADDUPS GARAGE</p> <p>20 ROLLINGWOOD LANE SANDY CITY, UTAH</p>	<p>PHASE: CONCEPT PLAN</p>
	<p>CONCEPT PLAN</p> <p>SITE PLAN</p>	<p>C100</p>

Exhibit "C"
See attached File for Full Plans

