



STAFF REPORT

Executive Summary											
Hearing Body:	Millcreek Township Planning Commission										
Meeting Date and Time:						File No:	2	8	2	6	9
Applicant Name:	Roger Fellows			Request:	Conditional Use						
Description:	detached accessory structure to exceed 800 sqft (addition)										
Location:	4640 S 1300 E SLC, Utah										
Zone:	R-1-10 Residential Single-Family				Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Community Council Rec:	Not yet received										
Staff Recommendation:	Approval										
Planner:	Jim Nakamura										

1.0 BACKGROUND

1.1 Summary

Applicant is requesting to add a additional 819 sqft to existing 379 sqft detached shed. The use is for workshop only. Applicant does not work due to health issues. He is requesting the addition space to support his hobby.

1.3 Neighborhood Response

No response as of this staff report

1.4 Community Council Response

No response as of this staff report

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<i>Standard `A': The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>

		Summary: This proposal meets any applicable zoning ordinance requirements. Including all provisions set forth by the RCOZ (Residential Compatibility Overlay Zone)
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B'</u> : <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		Summary: This addition will require a County issued building permit. All applicable building codes will be addressed thru the permitting process.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C'</u> : <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		Summary: The proposed plan is accessory to the Single Family Dwelling and will not increase nor modify traffic flow.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D'</u> : <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		Summary: Per standard Conditional use procedure: all above issues will be covered under the reviewing process of County's Planning/Development department.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `E'</u> : <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		Summary: All property owners located within 300 ft area of the proposed address will be notified of the given proposal. Property owners will then have opportunity to communicate issues either directly to the planning department or at the associated Planning commission meeting.

2.2 Zoning Requirements

19.14.030 Conditional uses

Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger

2.3 Other Agency Recommendations or Requirements

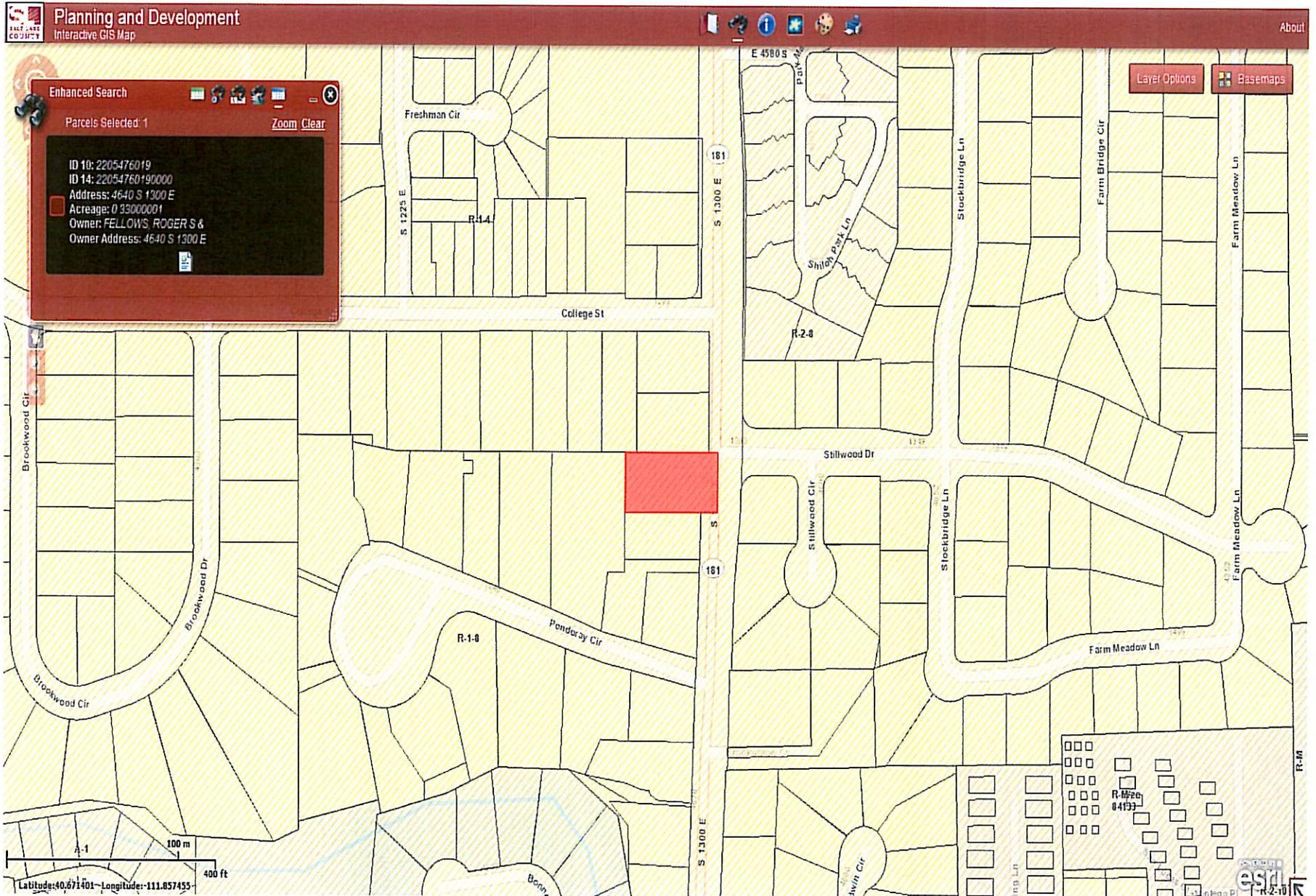
3.0 STAFF RECOMMENDATION

3.1 Staff recommends **APPROVAL** of the proposed **Conditional Use**.

3.2 Reasons for Recommendation

- 1) This structure meets all height requirements.
- 2) The lot will conform to all coverage requirements.
- 3) All RCOZ/zoning requirements will be met.

3.3 Other Recommendations





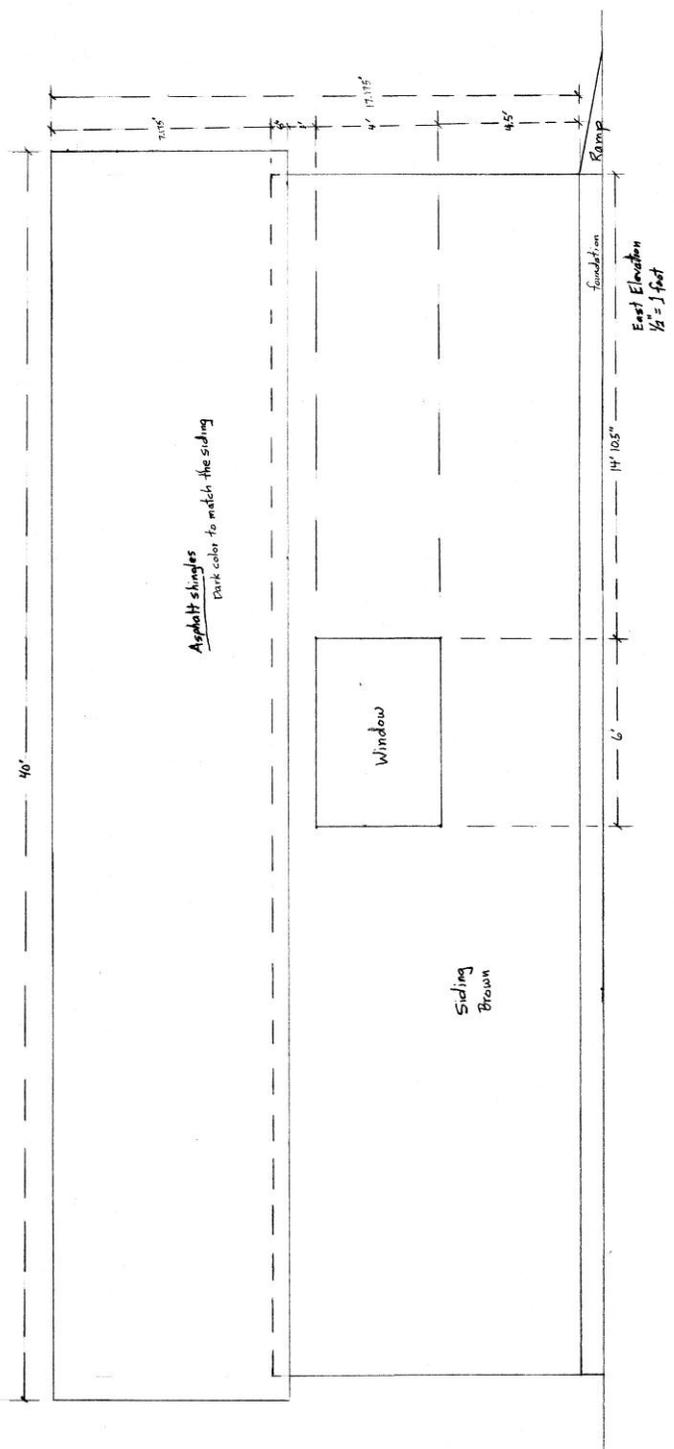
12/26/2011



12/26/2011







46'

Asphalt shingles
Dark color to match the siding

Window

Siding
Brown

6'

14' 10.5"

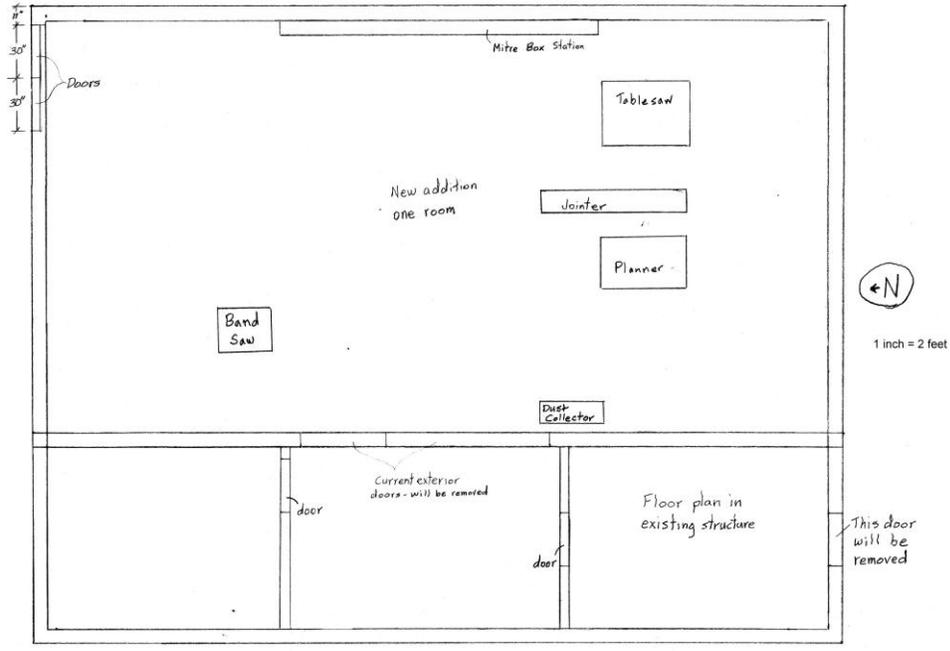
Foundation

East Elevation
1/2" = 1 foot

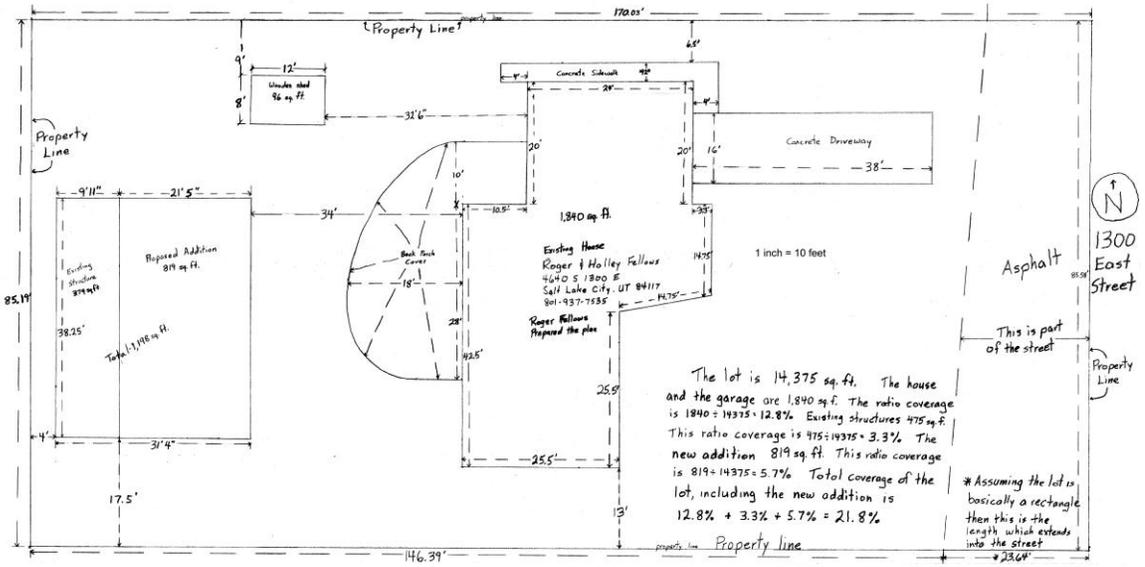
Ramp

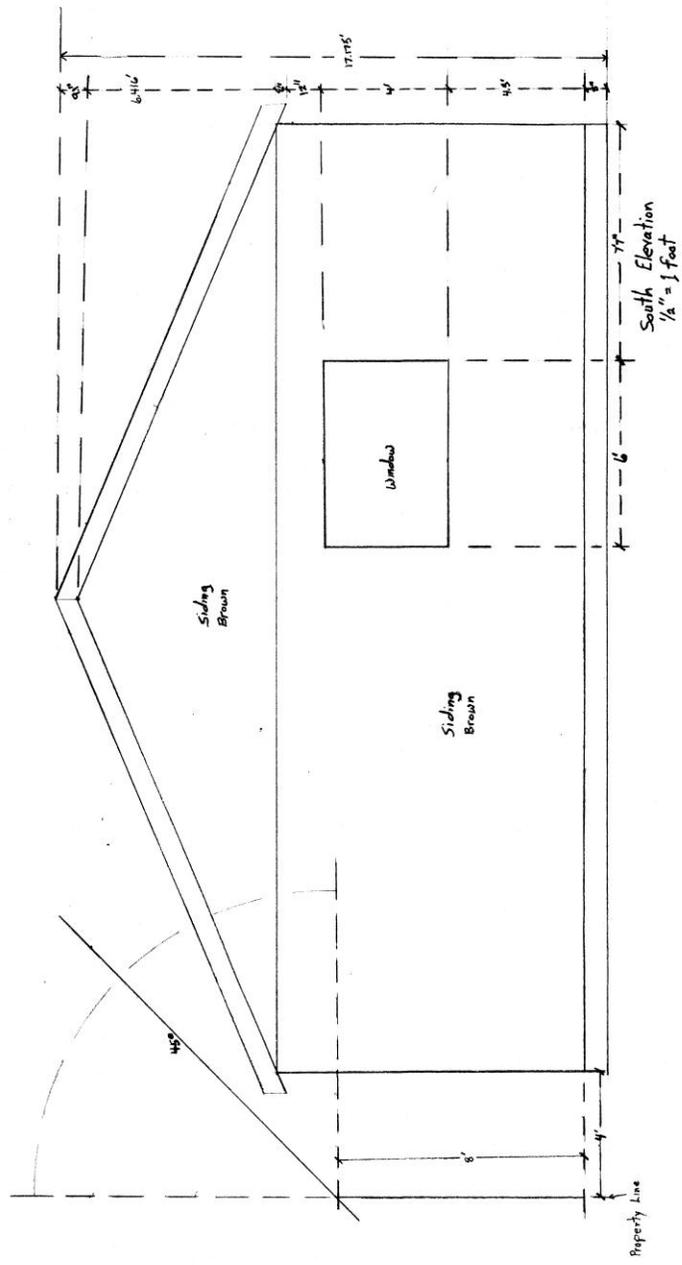
17' 11.5"

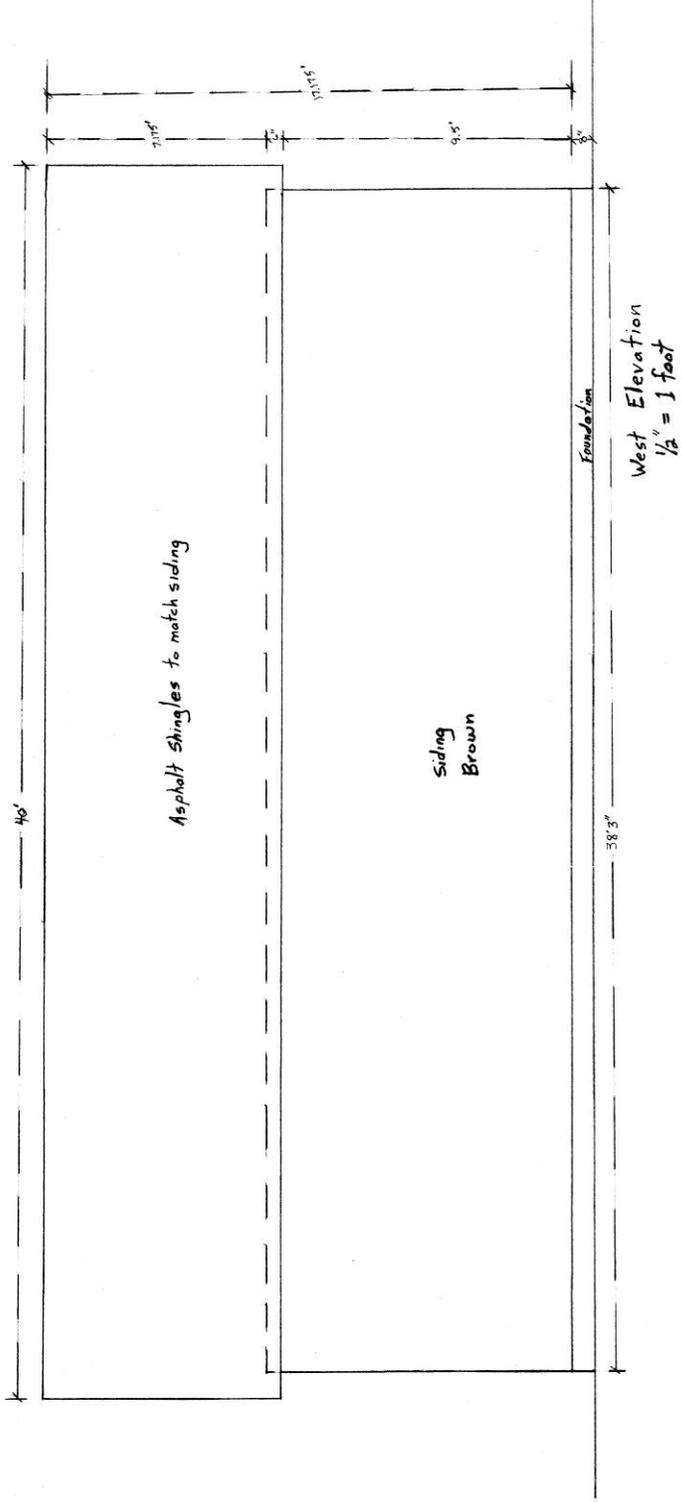
4.5'



Floor Plan







46'

21'5"

21'5"

9'5"

Foundation

38'3"

Asphalt Shingles to match siding

Siding
Brown

West Elevation
1/2" = 1 foot