

**Project Narrative  
for  
Barlow Trail Veterinary Clinic  
Type I Window Glazing Adjustment**

**I. General Project Description**

The applicant requests a Type I Adjustment to Section 17.90.110 (E)(2) regarding percent window glazing required. The property is location at 38950 Pioneer Blvd. and received Land Use Approval with Conditions by the City of Sandy on August 8, 2023 (File No. 22-041 DR/ADJ). The property is zoned C-1, Downtown Commercial.

Section 17.90110 (E)(2) requires the ground floor of all buildings containing 0 - 10,000 square feet to provide 40 percent of building elevation along street frontages in display areas, windows, and doorways. Lots with multiple street frontages are required to meet this standard on only two frontages. The subject property contains street frontage on three sides and the application was approved to comply with this section for both the north (Pioneer Blvd.) and south (Junker Street) building elevations.

The applicant requests approval to reduce the percent glazing from 40 percent to 39.4 percent on the Junker Street (South Elevation) only.

**II. Application Approval Requests**

The applicant requests the following approvals with this application:

- Type I Adjustment to Section 17.90.110 (E)(2) for South Elevation

**III. Items Submitted With This Application**

- Land Use Application
- Project Narrative
- Previously Approved and Proposed South Building Elevation

**IV. Review of Applicable Approval Criteria**

Development applications are required to meet development standards set forth in the Sandy Development Code, codified as Title 17 of the Municipal Code. The following section addresses all applicable review criteria. Pertinent code provisions are cited below followed by a response in *italics* identifying how the proposal complies with this standard. The following code chapters have been reviewed in this narrative:

<u>Section</u>	<u>Title</u>
17.66.40	Type I Adjustments

**Section 17.66.40 - Type I and II adjustment criteria**

A. The proposed development will not be contrary to the purposes of this chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City;

***Response:*** *The proposal to reduce the percent glazing on the South Building Elevation from 40 percent required by Section 17.90.110 (E)(2) to 39.4 percent represents a 1.5*

*percent reduction in this standard. The proposal will have a negligible effect on the appearance of the building elevation. This standard is met.*

- B. The proposed development will not substantially reduce the amount of privacy enjoyed by users of nearby structures when compared to the same development located as specified by this Code;  
***Response:*** *The requested reduction in window glazing on the South Elevation will have no effect on the amount of privacy enjoyed by users of nearby structures. This standard is met.*
- C. The proposed development will not adversely affect existing physical systems and natural systems, such as traffic, drainage, dramatic land forms, or parks; and  
***Response:*** *The requested adjustment will not adversely affect any of the items in this section. This standard is met.*
- D. Architectural features of the proposed development will be compatible to the design character of existing structures on adjoining properties and on the proposed development site.  
***Response:*** *The proposed development represents a substantial investment in the downtown area and the proposed building complies with all other applicable standards. With approval of a 1.5 percent reduction in window glazing on the south building elevation the building will continue to be compatible with these standards and the design of existing structures in the area. This standard is met.*

#### **Section 17.66.50 - Adjustment limitations**

Adjustments may not be utilized to:

- A. Reduce width of accessways required for flag lots created through the land partition or minor replat process.
- B. Reduce the area reserved for private outdoor space and/or usable open space by more than ten percent.
- C. Reduce project site amenities such as screening and/or landscaping provisions by more than ten percent.
- D. Increase fence height inside clear-vision areas.

***Response:*** *The requested adjustment is to reduce the area of required window glazing by 1.5 percent and is not one of the items listed in this section.*

#### **V. Conclusion**

The applicant requests a Type I Adjustment to Section 17.90.110 (E)(2) to reduce the percent windows glazing on the South Building Elevation by 1.5 percent. As demonstrated in this narrative, the proposal complies with all relevant code standards and the applicant respectfully requests the application be approved.