



PLANNING COMMISSION STAFF EVALUATION – FIRST REVIEW

APPLICATION NO: 25-025A
APPLICANT: Daren Orme
PROPERTY OWNER: Daren & Rachel Orme
PROPERTY ADDRESS: 674 E 1250 S
PARCEL NUMBER: 01-158-0082
PARCEL AREA: 0.34 Acres
CURRENT ZONE: R-2
DATE: July 3, 2025

PLANNING COMMISSION MEETING: July 10, 2025
PLANNING COMMISSION ROLE: Land Use Authority
APPLICATION TYPE: Design Review – Accessory Building Exception

NATURE OF REQUEST:

To seek exception for locating a shed within side yard side yard setbacks of the Main Building. HCC 17.28.040 Yard Regulations.

CURRENT ZONE:

The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments (PUDs).

OVERVIEW:

The current zoning ordinance regulates that only detached garages can be placed within the side yards of the main building. Side yards shall have a minimum of ten (10) feet on one side which has no encroachment (to provide vehicular access to back yard) and eight (8) feet on the other. The total width of the two required side yards shall not be less than eighteen (18) feet. Detached garages may be emplaced at the twenty-five (25) foot front setback line. All other accessory buildings (ie sheds, barns, etc.) shall be emplaced at least ten (10) feet to the rear of the main building and have minimum side and rear lot line setbacks of one (1) foot from the roof edge. Persons wishing to deviate from this standard may seek exception by presenting a design for review to the Planning Commission. The Planning Commission will consider structure design, landscaping, proximity to neighboring dwellings, and other pertinent data.

STAFF COMMENTS:

Planning and Zoning:

1. Recommends the Planning Commission consider structure design, landscaping, and proximity to neighboring dwelling and determine if there will be an impact encroaching over the minimum side yard setback.
2. The front yard must be maintained at 25 feet.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission have a thorough discussion on the exception, and recommends approval, approval with modification, disapproval, or request additional information to make an exception.

STAFF RECOMMENDATIONS:

1. Maintain minimum side yard of eight (8) feet as regulated by HCC 17.28.040 Yard Regulations.

STIPULATIONS:

1. The shed location will be determined by the exception of the Planning Commission.

FINDINGS OF FACT:

1. The exception was requested for exception regulated by HCC 17.28.040 Yard Regulation.

ATTACHMENTS:

1. Street Image
2. Proposed Shed Structure Design
3. Proposed Shed Location

Attachment 1. Street Image



Attachment 2. Proposed Structure Design



Neighbors home

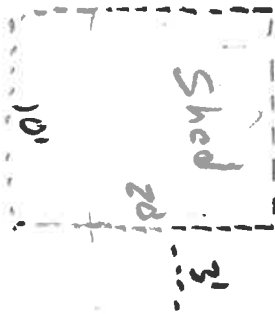
E

20' 8"

East Property line

12'

25'



Home

23'

W

West Property line

This proposed location and size for the shed are my ideal. If needed, I can change the size of the shed and east to west location...

Thanks

Daren Orme

N