

BACKGROUND & SITE CONDITIONS

The subject properties are approximately .75 combined acres in size and are located in the R-1-8 Zone. They are bordered on all sides by single family homes that are also in the R-1-8 Zone.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject property as per Sandy City Land Development Code requirements, to notify them of the Planning Commission meeting. The Community Development Director determined that no neighborhood meeting is required as this request is essentially a lot line adjustment, but it is being done through a plat amendment as required by State Code. A physical sign was also posted on the property.

SUBDIVISION ANALYSIS

The property at 2193 East DeBeers Drive currently has a narrow parcel adjacent to it, which is also owned by the homeowners. It is unclear exactly how or what created the parcel. However, this proposed subdivision amendment would merge the narrow parcel with the primary parcel and the parcel remnant will then disappear, thus bringing the property into compliance with current City ordinance.

Another notable feature of the proposed amended plat is that it is slightly modifying the 30% slope area that is called out on the original Quail Valley No. 7 Subdivision. It will effectively create a bit more useable area for both of the subject lots. The City Engineer has walked the site and compared it to the 30% slope area that the applicant has had surveyed, and finds the newly-defined area to be accurate. He recommends approval of the surveyed slope area in this subdivision amendment.

City staff and departments have reviewed and recommend preliminary subdivision review is complete, subject to their normal requirements and specifications. The subdivision meets all zoning requirements.

STAFF CONCERNS

Staff has no concerns with the proposed subdivision amendment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for Corner Bend Subdivision, located at 2186 East Powderkeg Drive & 2193 East DeBeers Drive, based on the following findings and subject to the following conditions:

Findings:

1. That the various City departments and divisions have preliminarily approved the proposed subdivision plat.
2. That the proposed subdivision will be finalized with City staff, through recording with the County Recorder.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review process of this project.
3. That all lots comply with all requirements of the R-1-8 Zone and the Sensitive Area Overlay Zone.
4. That all previous conditions of approval imposed upon the original subdivisions will remain in full force and affect.

Planner:

Craig P. Evans

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