## SANDY CITY COMMUNITY DEVELOPMENT

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JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

CLIFFORD STRACHAN
CHIEF ADMINISTRATIVE OFFICER

SUB01142022-006249

Zone: R-1-8, SAO

Approx. .75 Acres

# **MEMORANDUM**

June 16, 2022

**To:** Planning Commission

From: Community Development Department

**Subject:** Corner Bend Subdivision (Preliminary Review &

Sensitive Area Overlay)

2186 East Powderkeg Drive & 2193 East DeBeers Drive

[Community #18, Willow Creek & Community #19, Mountain Views]

**HEARING NOTICE:** This item has been noticed to property owners within **500** feet of the subject area. A physical sign was also posted on the property.

PROPERTY CASE HISTORY				
Case Number	Case Summary			
S#83-06	Preliminary approval for Quail Valley No. 7 Subdivision granted by Planning Commission on October 20, 1983 and recorded on November 1, 1983.			
S#86-19	Preliminary approval for Summer Crest Subdivision granted by Planning Commission on May 16, 1986 and recorded on May 19, 1986.			

### **DESCRIPTION OF REQUEST**

The applicant, Dan Moore, is requesting a preliminary subdivision and sensitive area overlay (SAO) zone review to amend Lot 13 of the Quail Valley No. 7 Subdivision, located at 2186 East Powderkeg Drive; and Lot 25 of the Summer Crest Subdivision Phase 2, located at 2193 East DeBeers Drive. He is representing himself and the Yates family which are the property owners of these two lots. The amended plat would adjust the rear boundary line separating the two lots and refine the protected hillside areas that affect these lots. The amendment is being requested to increase the lot size of 2186 East Powderkeg Drive. The applicant is not requesting any special exceptions or overlay zones with his request.

#### **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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