



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 6, 2020

To: Planning Commission
From: Community Development Department
Subject: Cottonwood Place Annex A Subdivision (Preliminary Review)
543 E. 10735 S.
[Community #11 – Crescent]

SUB-06-20-5859

R-1-20A Zone
1.06 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area*

PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-12-13-3401	This property was rezoned from the R-1-40A to the R-1-20A zone on April 22, 2014.
SUB-04-14-3588	Cottonwood Place Annex A Two-lot Subdivision was approved July 17, 2014, but expired due to a failure to record the plat.

DESCRIPTION OF REQUEST

Mr. Arthur J. Kim is requesting preliminary review of a proposed single-family residential subdivision. The applicant is proposing to split an existing single family property into two (2) lots. The new lot will be accessed from an existing public street (580 East) and allow one new home to be built. The existing home will remain. Each lot will have at least 20,000 sq. ft. or more in compliance with the R-1-20A Zone and have animal rights.

BACKGROUND

The subject property was rezoned to R-1-20A in 2014. The subject property is bordered on the north, and west by single family homes zoned R-1-40A and on the east and south by single family homes zoned R-1-10.

This subdivision was originally approved by the Planning Commission on July 17, 2014. However, the applicant failed to record the plat prior to the expiration date, so a new application was required for the Planning Commission to determine preliminary review complete again.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcels as per Sandy City Land Development Code requirements to notify of the Planning Commission meeting. A neighborhood meeting was determined to be unnecessary as it would only create one buildable lot with no changes to the zoning, and the subdivision had previously been approved by the Planning Commission at an earlier date for the exact same plan.

ANALYSIS

The new lot (Lot 2) will be 20,000 sq. ft. and Lot 1 will have 21,933 sq. ft. As submitted, all lots meet all zoning requirements for the zoning district. Access for the proposed new lot will come from the existing 580 East Street. The applicant will dedicate and further improve this road to add a five foot (5') sidewalk and five foot (5') parkstrip on the west side of the street. This new street will give the neighborhood a finished look and help alleviate problems that have arisen in the past with cars parked along the west side of the street.

CONCERNS

Staff does have the following concerns with the proposed subdivision:

1. There is an existing overhead power line that provides power to the existing home. The poles are located on the new lot and therefore it needs to be placed in an easement. There will be minimum distances that Rocky Mountain Power will dictate to give them access to maintain that line. Our concern is that the pole and its easement will impact the buildable envelope of the new lot. This lot is already an odd shape and this easement may negatively impact the type of home that can be built on the lot.
2. The new sidewalk that will be built with this development on the west side of 580 East may not connect to the existing sidewalk on the north end of this street. This is due to the neighbor to the north owning a triangular strip of land to that would be needed to be dedicated to the city to complete this section of sidewalk. The developer has indicated that the adjacent neighbor is amenable to dedicating this land to the city and he would install those improvements so that the sidewalks connect.
3. The existing sidewalk to the south is only a four-foot sidewalk. The land development code requires a five-foot park strip and five-foot sidewalk. This means an additional one-foot dedication will be required on the south side and the existing sidewalk will have to be removed and then reinstalled with a five-foot width to meet the zoning ordinance.
4. The existing home will be considered legal nonconforming relative to the front setbacks on a corner lot. The setback along 580 E. is 15.77 feet, a few feet shy of the required minimum 20-foot setback.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Cottonwood Place Annex A Subdivision**, located at approximately 543 East 10735 South, and be subject to the following conditions:

1. That **public street improvements be carried out in accordance with plans and profiles stamped and approved by the Sandy City Public Works Department**, and specifically:
 - a. That 580 East Street be expanded and that additional land be dedicated as a public street right-of-way to a twenty-six foot (26') half width from centerline. The developer is required to install a new five foot (5') sidewalk and five foot (5') parkstrip as per the requirements of the Sandy City Public Works Department.
 - b. That an additional one-foot (1') dedication be made along 10735 South to ensure there is 26 feet of right-of-way from the centerline, and to allow construction of the new five-foot (5') sidewalk in compliance with zoning ordinance.
 - c. That appropriate measures be taken by the developer/builder to ensure minimal problems with mud tracking and blowing soil/sand during construction.
 - d. That any relocation of utilities required by City Ordinance be the responsibility of the developer.
 - e. That a permit be obtained from the Salt Lake County Surveyor's Office prior to installation of survey monuments. All survey monuments installed shall be in accordance with the approved permit.
2. That any **required utility easements for this site be dedicated with the plat** in accordance with the department review requirements, including **adding an easement across Lot 2 for Rocky Mountain Power** to maintain the existing power lines in the area.
3. That **compliance be made with the Sandy City Water Policy**; i.e., water rights, extensions, connections and fire protection.
4. That **all lots comply with the requirements of the R-1-20A Zone**.
5. That **compliance** be made with all **department review letters**.
6. That the **subdivision name be approved by Salt Lake County**.
7. That all **required street dedications, easements, current utility and/or drainage easements** be shown on the plat.
8. That the applicant work with the neighboring property owner to the north to **dedicate the land necessary to connect the sidewalk together**. That the **developer install the sidewalk** all the way to the existing sidewalk on the north end of the development once the dedication is completed.
9. That the applicant work with staff to **preserve as many of the existing trees** based on the recommendations of Sandy's Urban Forester and other department recommendations. Trees that are deemed as preservable, the applicant is to work with staff to locate the homes and driveways to reduce negative impact to those trees.

Planner:

Reviewed by:

Craig P. Evans
Planner

Brian McCuiston
Planning Director



Subject Property

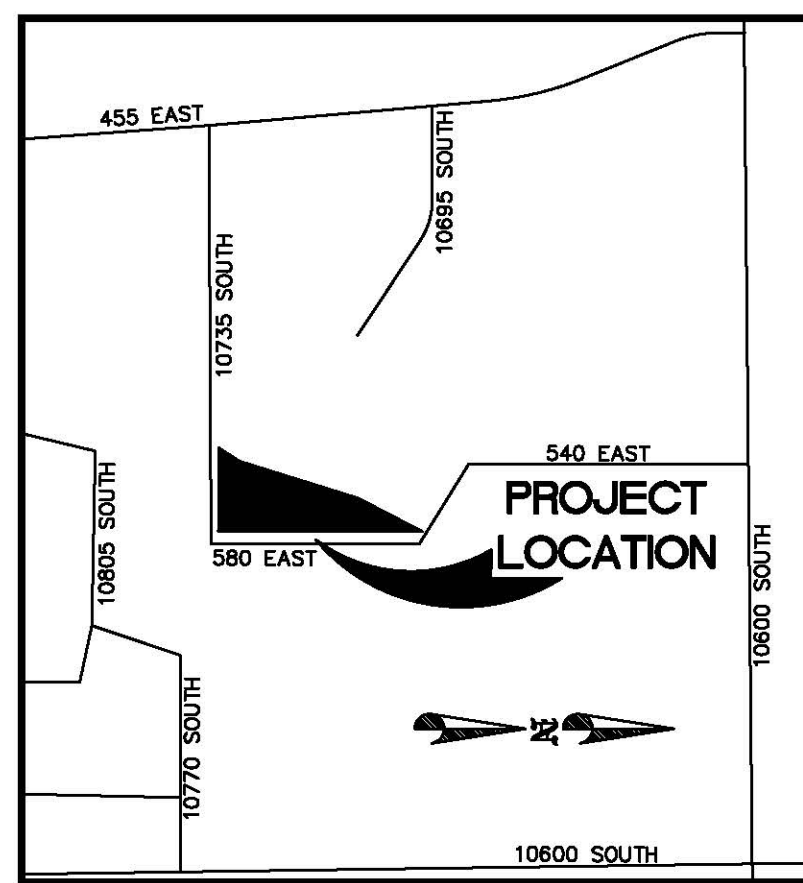
SUB-06-20-5859
Subdivision
543 E. 10735 S.



PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

COTTONWOOD PLACE ANNEX A

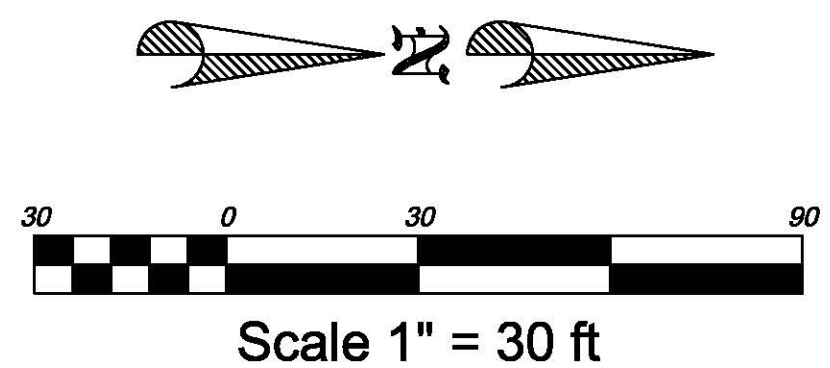
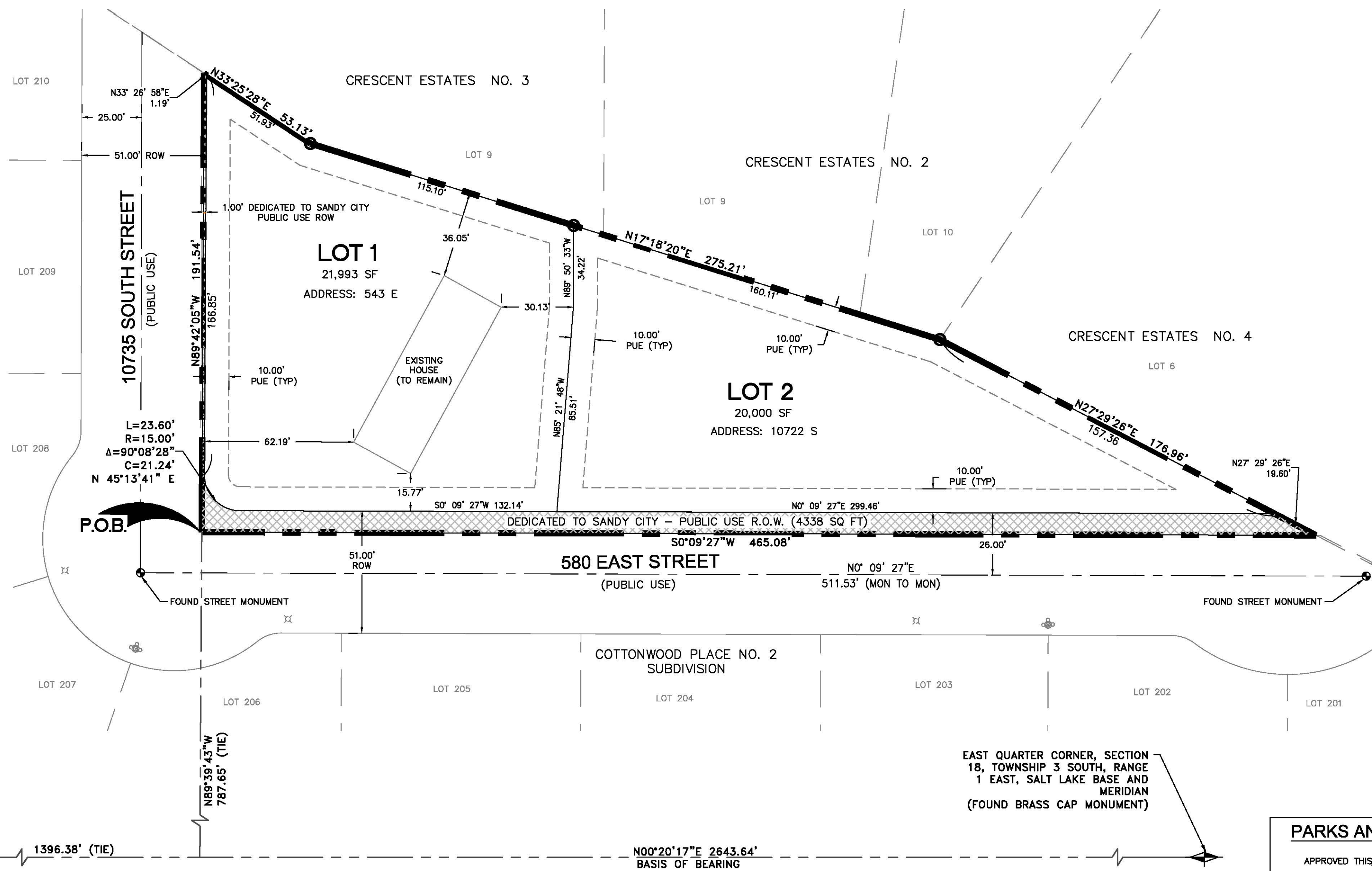
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



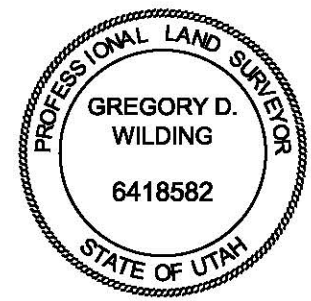
VICINITY MAP
N.T.S.

SANDY CITY GENERAL PLAT NOTES

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS
- BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
- NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARDS ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
- THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-4-14-3588) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARDS SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.



SURVEYOR'S CERTIFICATE
I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418582 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THAT I HAVE SUBDIVIDED THE PROPERTY INTO STREETS AND LOTS HEREAFTER KNOWN AS:
COTTONWOOD PLACE ANNEX A
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.



BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 10735 SOUTH SAID POINT BEING NORTH 00°20'17" EAST, ALONG THE SECTION LINE, 1396.38 FEET AND NORTH 89°39'43" WEST 787.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°42'05" WEST ALONG SAID RIGHT OF WAY 191.54 FEET TO THE EAST LINE OF CRESCENT ESTATES NO. 3 SUBDIVISION; THENCE NORTH 33°25'28" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 53.13 FEET; THENCE NORTH 17°18'20" EAST ALONG THE EAST LINE OF CRESCENT ESTATES NO. 3 AND CRESCENT ESTATES NO. 2 SUBDIVISIONS 275.21 FEET; THENCE NORTH 27°29'26" EAST ALONG THE EAST LINE OF CRESCENT ESTATES NO. 4 SUBDIVISION 176.96 FEET; THENCE SOUTH 00°09'27" WEST 465.08 FEET TO THE POINT OF BEGINNING. CONTAINS 1.06 AC MORE OR LESS
2 LOTS

BOUNDARY NARRATIVE
SEE RECORD OF SURVEY ON FILE WITH SALT LAKE COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION ABOUT THE BOUNDARY OF THIS PROPERTY

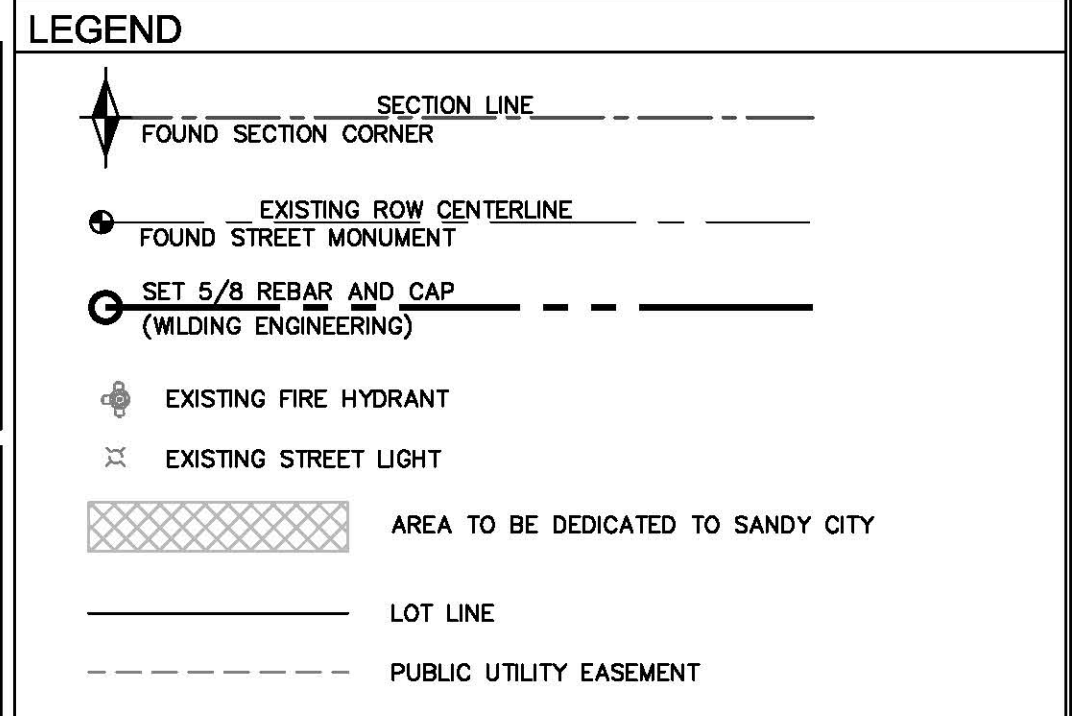
BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°20'17" EAST FROM THE FOUND MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 18 TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN TO THE FOUND EAST 1/4 CORNER OF SAID SECTION.

OWNER'S DEDICATION
COTTONWOOD PLACE ANNEX A
KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:
COTTONWOOD PLACE ANNEX A
AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO SANDY CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS UTILITY AND PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS _____ DAY OF _____, A.D. 20____.

ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

GENERAL NOTES
1. RETENTION BASIN ON EACH LOT TO BE MAINTAINED BY PROPERTY OWNER.
2. A 4.5' HORIZONTAL CLEARANCE FROM ANY PROPOSED BUILDING IS REQUIRED FOR THE EXISTING GUY WIRE. (GUY WIRE MAY BE RELOCATED AT OWNERS EXPENSE.)

PARKS AND RECREATION
APPROVED THIS _____ DAY OF _____, A.D., 20____.
PARKS AND RECREATION



COTTONWOOD PLACE ANNEX A
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

RECORDER'S OFFICE
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____
FEE _____ SALT LAKE COUNTY RECORDER

G:\DATA\13138 Coulter 3 lot sub\dwg\13138 Plat.dwg
PLOT DATE: Jul 15, 2014

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
APPROVED THIS _____ DAY OF _____, 20____.
QUESTAR GAS COMPANY
BY: _____
TITLE: _____

QUESTAR
APPROVED THIS _____ DAY OF _____, A.D., 20____.
QUESTAR

COMCAST
APPROVED THIS _____ DAY OF _____, A.D., 20____.
COMCAST

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, A.D., 20____.
REPRESENTATIVE

CENTURY LINK
APPROVED THIS _____ DAY OF _____, A.D., 20____.
CENTURY LINK

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, A.D., 20____.
ROCKY MOUNTAIN POWER

SANDY CITY PUBLIC UTILITIES
APPROVED THIS _____ DAY OF _____, A.D., 20____.
ENGINEERING MANAGER

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____, A.D., 20____.
SEWER DISTRICT REPRESENTATIVE

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE SANDY CITY PLANNING COMMISSION.
CHAIRMAN SANDY CITY PLANNING COMM.

CITY ENGINEER
APPROVED THIS _____ DAY OF _____, A.D., 20____.
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____, A.D., 20____.
SANDY CITY ATTORNEY

CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____, A.D., 20____.
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
ATTEST (RECORDER)

