



# SANDY CITY COMMUNITY DEVELOPMENT

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## MEMORANDUM

May 3, 2018

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Shurtleff-Jenkins Subdivision (Preliminary Review)      SUB-03-18-5375  
435 E 8800 S      Zone: R-1-7.5(HS)  
[Historic Sandy, Community #4]      0.45 Acres, 2 Lots

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

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### DESCRIPTION OF REQUEST

The applicant, Gordon Milar, along with Heath and Haylee Shurtleff who own the property, are requesting preliminary subdivision review for a two lot single-family subdivision located in Historic Sandy. The 0.45 acre property is proposed to be split to create a 9,848 square foot corner lot where the existing home is located and a 9,848 square foot interior lot that would front onto 8800 South. The property is currently divided into two parcels of the same size, however no evidence has been provided that a subdivision ever took place. A subdivision is required in order for each parcel to become a buildable lot. Both of the proposed lots are able to meet the minimum size and frontage requirements of the R-1-7.5(HS) zone and will not be using the Historic Sandy Development Overlay.

### BACKGROUND

The subject property is located in Tier 1 of the Historic Sandy Neighborhood and is located just south of Sandy Elementary. Surrounding land uses are single-family homes, with Sandy Elementary one block to the north and some multi-family residential uses within a few blocks of the subject property. Lot 1 of the proposed subdivision, which is the new lot to be created, is currently vacant and has historically been used by the residents of the house on the proposed Lot 2. The existing home on Lot 2 and its accessory structure will remain as they are today.

### NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. The applicant held a neighborhood meeting on April 17, 2018, which had two citizens in attendance. One was the owner's mother, who lives in the house on the proposed Lot 2, and the other was a neighbor who lives in the home to the north of the subdivision. The primary concern that was brought up during the meeting was the possible

existence of a private sewer line that may or may not run through Lot 1. The applicant also met with the Historic Committee on September 13, 2017 to explain the proposal and review their house plan concept. Members of the Committee had no immediate concerns with the proposed subdivision and offered feedback regarding some of the architectural features of the home.

### **ANALYSIS**

The R-1-7.5(HS) zone allows for single-family housing on lots with a minimum size of 7,500 square feet. The proposed lots are able to meet all the requirements and standards of the zone. Conformance to setbacks, building heights, and architectural requirements for the Historic District will be part of the building permit process for any new structure. The existing home on the subject property is able to meet the required setbacks of the zone as measured from the proposed property lines. The street improvements along 8800 South are already installed and no additional improvements nor dedication was required by the City Engineer.

### **CONCERNS**

Concerns regarding a possible sewer lateral that may run through the middle of Lot 1 were brought up leading up to and during the neighborhood meeting. There is a possibility that a sewer lateral that serves the neighboring home to the north may run through the middle of Lot 1. Any construction on the property would damage this line and cause problems for the neighbors. Sandy Suburban Improvement District reviewed the preliminary plat and had no concerns, although a representative stated that it is somewhat common in Historic Sandy that private sewer laterals exist that are not on the record of the Improvement District. Because the lateral is private, the Improvement District and the city are not responsible for the line and any issues regarding moving or repairing the line would need to be taken care of privately. The applicants have agreed to verify the existence and location of the lateral and rectify the issue. This issue does not affect staff review of the item, but it is a concern that was brought to the discussion during the neighborhood meeting.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Shurtleff-Jenkins Subdivision**, located at 435 East 8800 South, subject to the following conditions:

#### 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, construction, and operations process of this project.

Planner:



Mitch Vance  
Planner

Reviewed by:



Brian McCuiston  
Planning Director