



# SANDY CITY COMMUNITY DEVELOPMENT

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CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum April 18, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Meek Subdivision (Preliminary Review & Special Exception Review)  
  
3761 E. Little Cottonwood Ln.  
[Community #30, Granite]

SUB02282024-006722  
SPX04052024-006743  
  
R-1-8  
.53 Acres

**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

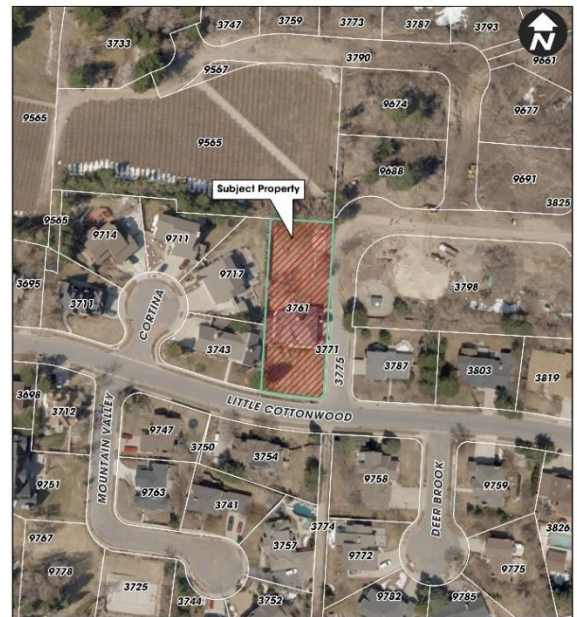
### Request

The applicants, Robert & Carrie Meek, are requesting preliminary subdivision review for the property at 3761 E. Little Cottonwood Ln. The proposal consists of subdividing the existing lot into two residential lots and dedicating a portion of land for future street improvements. The applicant is also requesting a special exception to not provide the standard street improvements along Little Cottonwood Lane and 3775 East Street. (See Exhibit "A" for application materials.)

### Background

The subject property is located on the corner of Little Cottonwood Lane and 3775 East Street. There is currently one single family home on the property that fronts onto Little Cottonwood Lane. Portions of 3775 East Street have recently been improved as part of the Monte Cristo at Lacaille Subdivision. The zoning designation (and existing land uses) of the surrounding properties are as follows:

- North: R-1-43 (Salt Lake County-unannexed), (agricultural)
- East: R-1-15 (single-family residential, city-owned pump site)
- South: R-1-15 (single-family residential)
- West: R-1-15 (single-family residential)



SUB02282024-006722  
Subdivision  
3761 E Little Cottonwood Ln

Sandy City, UT  
Community Development Department

The property was recently rezoned from the R-1-15 to the R-1-8 Residential Zone District with the anticipation of this subdivision application.

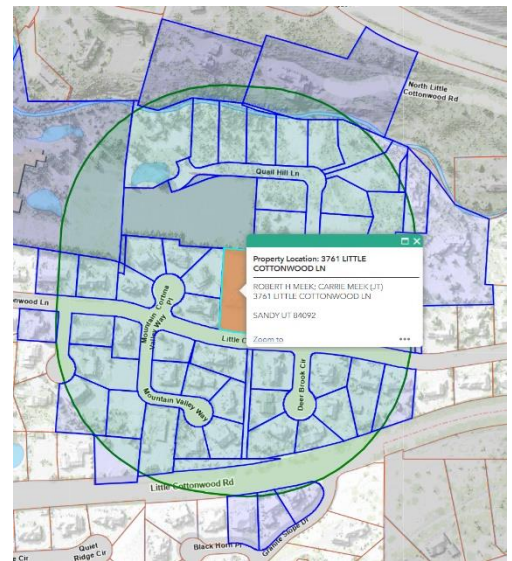
Property Case History	
Case Number	Case Summary
(Salt Lake County)	Mountain Valley Subdivision (11/28/1978)
ANEX-1-15-4083	Little Cottonwood Lane Part A Annexation (4/22/2015) – 92.9 acres
REZ10182023-006641	Rezone from R-1-15 to R-1-8 (1/30/2024)

**Public Notice and Outreach**

Utah Code (Part 10-9a-2) requires that a notice of a public hearing be mailed and posted. Notices were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall and a public notice sign was placed on the subject property (Exhibit “B”).

**Analysis**

The applicant is proposing the creation of an additional lot by dividing off a northern portion of his property. The subject property was recently rezoned to the R-1-8 Zone to decrease the required square footage necessary for the creation of the new lot. The new lot is shown to be just over the minimum lot size for the zone (8,071 sq. ft.), with the remaining southern lot would retain 14,150 sq. ft.



When a property is subdivided, Sandy City requires that full street dedications and improvements be provided. The existing improvements along 3775 East Street include a six-foot sidewalk running south until it connects with the driveway. Past the driveway, there is only a four-foot sidewalk. No parkstrip exists along this entire street which is also less than the standard asphalt width of 27 feet. The existing half width of dedication and improvement is 20’ wide, which is less than current city standard (26 foot half-width).

On Little Cottonwood Lane there is a five-foot parkstrip and four-foot sidewalk with an overall half-width dedication of 25’ to centerline. The standard city requirements are for a five-foot parkstrip and five-foot sidewalk. Dedications of public right-of-way should also be included to comply with the current standard city street profile (26 foot half-width).

A special exception to waive or reduce certain street improvements is allowed after consideration of the criteria found within section 21-21-10(n):

**Sec. 21-21-10. Street Standards for All Types.**

(n) Curbs, gutters, parkstrips, and sidewalks shall be required on all existing and proposed public and private street frontage of any lot within a subdivision or legal buildable parcel in conformance with the Standard Specifications. The Planning Commission may grant a special exception to waive any of these improvements, after considering a recommendation from the Director and City Engineer. They shall consider and evaluate the following criteria:

- (1) The number of homes within the subdivision;
- (2) The length of a cul-de-sac;
- (3) The precedence of adjoining improvements;
- (4) The configuration of lots;
- (5) Where the only other alternative is a private road design;
- (6) Flood control and storm drainage;

- (7) Pedestrian safety and walkable element demands;
- (8) The proposal equitably balances the needs of the public and presents the most efficient use of land;
- (9) The potential negative impacts created by the waiver(s); and
- (10) The cumulative effect of all the waivers and any other exceptions requested for the development.

The applicant is seeking special exception approval to only provide the following street improvements and dedications (see Exhibit “C”, Applicant Exception Letter):

- Dedicate the necessary land to meet the minimum street width requirements on Little Cottonwood Lane (26' half width). Dedicate land necessary to accommodate the future portion and the existing portion of a six foot sidewalk on 3775 East Street.
- Replace the existing ADA ramp at the corner of Little Cottonwood Lane and 3775 East Street to meet current Sandy City specifications.



The City Engineer has reviewed this request and agrees that leaving the existing four-foot sidewalk on Little Cottonwood Lane is appropriate along with dedication that would allow for a future five-foot sidewalk. On 3775 East Street, he recommends the existing sidewalk improvements be replaced with a six-foot sidewalk to match the new six-foot sidewalk improvement north of the driveway but supports a waiver of parkstrip and leaving the existing road width as-is. This is based on an analysis of the code requirements listed above and the poor condition of the existing sidewalk and lack of proper cross slope.

### **Staff Concerns**

Staff believes that the eastern four-foot sidewalk along 3775 East Street should be replaced per the City Engineers recommendations. The existing concrete presents a trip hazard and is not sloped for proper drainage.

The Planning Commission has the authority to waive standard street improvements when conditions listed in the ordinance are met. In this case, the City Engineer is supportive in not requiring the applicant to provide a five-foot parkstrip and a five-foot sidewalk on both sides of the property. Not doing so will be in keeping with the character of existing improvements in the neighborhood. The removal and replacement of the deficient sidewalk on the east side is found to be a necessary improvement that should be required.

It's important to note that improvement and dedication of the six foot walk along 3775 East will result in making the existing home east side setback non-conforming for a corner lot in the R-1-8 Zone. The typical setback would be 20' and this additional dedication will result in an approximate 18' setback to the new dedication line.

### **Staff Recommendation**

#### **Motion #1 Special Exception**

Staff recommends that the Planning Commission approve a special exception to waive additional street improvements on Little Cottonwood Lane, and reduce the half width dedication of 3775 East by four and a half feet (4.5') (which includes a parkstrip waiver) for the Meek Subdivision based on the following findings:

**Findings:**

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land with standard lot shapes.
2. The exceptions allow for a continuation of the precedence of adjoining improvements.
3. It will maintain pedestrian safety and walkability.
4. That the City Engineer and Director has recommended approval.
5. That the proposed street widths conform with Fire Access Road requirements.

**Motion #2, Subdivision Review**

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Meek Subdivision located at 3761 E. Little Cottonwood Ln. is substantially complete based on the following findings and subject to the following conditions:

**Findings:**

1. That the proposed configuration is an efficient use of the land.
2. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

**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 3775 East Street be further dedicated to a 21.5' half-width public street right-of-way and improved in accordance with Sandy City's standard specifications. That a six-foot sidewalk be installed and replace any existing portions that do not meet this requirement.
  - b. That Little Cottonwood Lane be further dedicated to a 26' half-width as a public street right of way in accordance with Sandy City's standard specifications.
  - c. That an ADA ramp per City standard specifications be constructed at the corner of Little Cottonwood Lane and 3775 East.
  - d. That appropriate measures be taken by the developer/builder to insure minimal problems with mud tracking and blowing soil/sand during construction.
  - e. That any relocation of utilities required by City Ordinance be the responsibility of the developer.
2. That all city provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
3. That the proposed lot sizes and frontages conform to the requirements of the R-1-8 Zone.

Planner:



Thomas Irvin  
Senior Planner

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Exhibit "A" - Application Materials  
See the attached file for full details

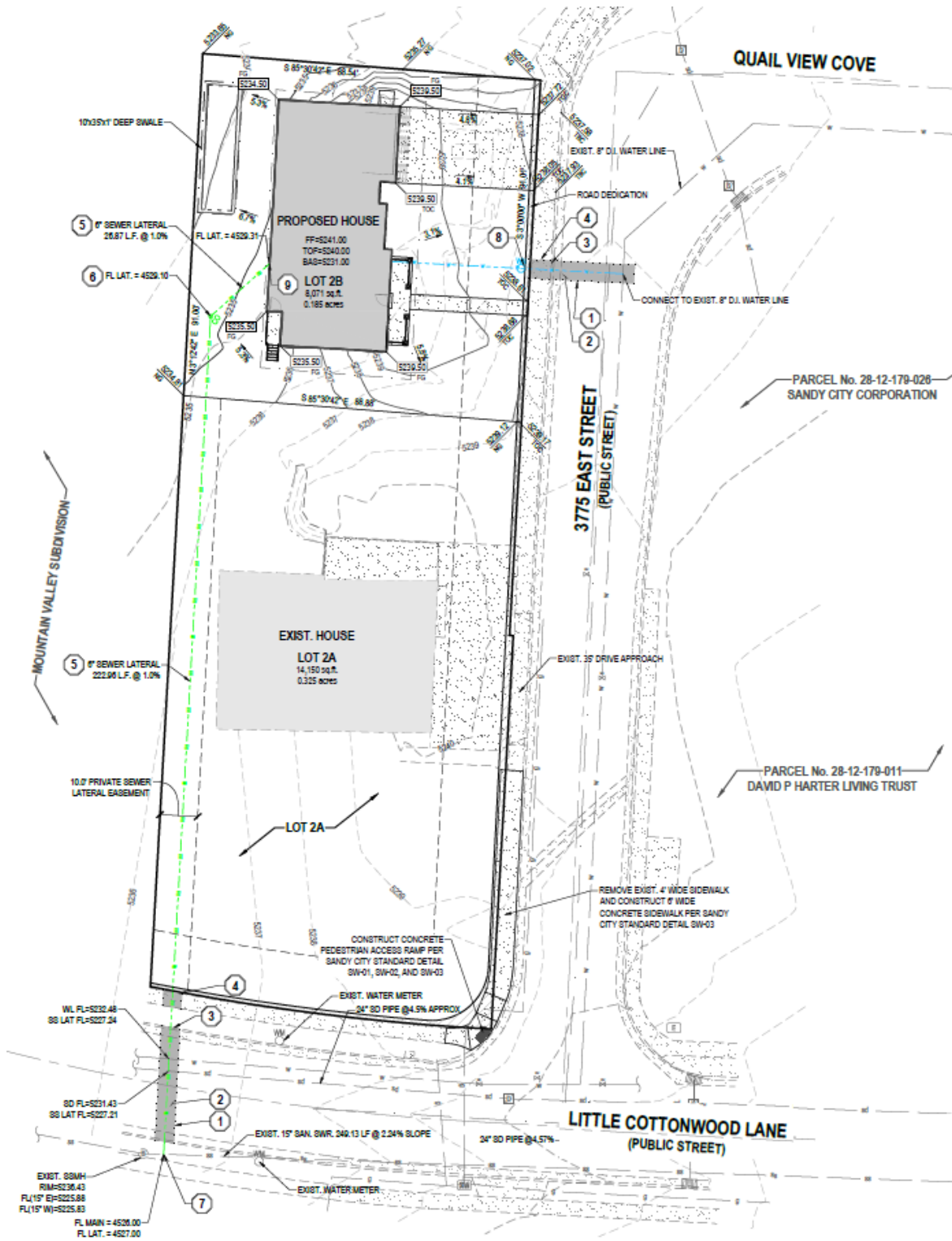


Exhibit "B", Property Noticing



Exhibit "C", Applicant Exception Letter

**Sent:** Wednesday, April 3, 2024 11:02 AM

**To:** Thomas Irvin <tirvin@sandy.utah.gov>; David Jenkins <djenkins@ensignutah.com>

**Subject:** [EXTERNAL] Re: Respond to this

Hi Thomas,

I am writing this email to let you and Sandy City Planning know that I am willing to dedicated two feet on the east of my property for city improvements. After reading Special Exception code 21-21-10(g)(1) I would also request that the city consider not requiring me to remove the existing 4 foot sidewalk on the east of my property to be replaced with 6 foot sidewalk. This would save money, reduce landfill waste and match the existing 4 foot sidewalk on Little Cottonwood Lane. I would like to remove the existing ADA corner and update it with a new one.

Please let me know your decision. See you at the planning meeting on April 18th.

Thanks,

Robert