



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum February 5, 2026

To: Planning Commission
From: Community Development Department
Subject: Sequoia Cove Subdivision (Preliminary Review & Special Exception Requests)
1368 E. Coppercreek Rd.
(Community #16, Falcon Park)

SUB11142025-007080
SPX12172025-007095
R-1-8 Zone
1.029 Acres, 5 New Lots

Public Meeting Notice:

This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

Request

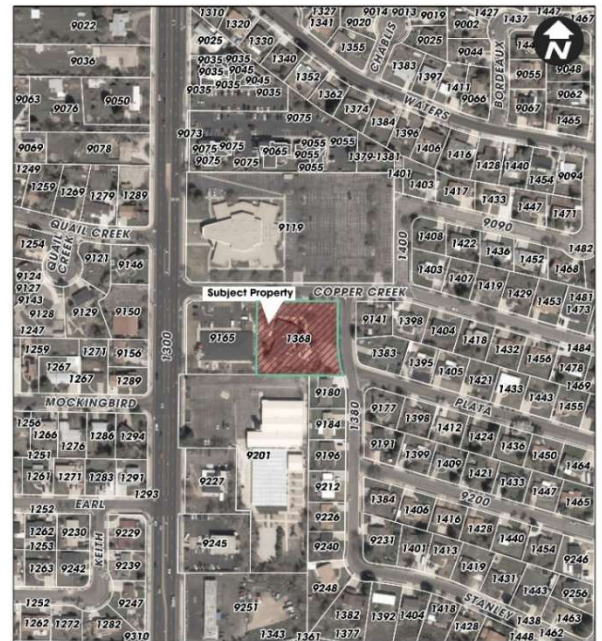
The applicant, Alec Moffitt with Sequoia Development, is representing the property owner Coppercreek Partners, LLC. They are requesting preliminary subdivision review and approval of two special exceptions to create a flag lot and relief from standard public road improvements for a property located at 1368 E. Coppercreek Rd. The proposal is to subdivide the overall property into five (5) single family residential lots that meet the requirements of the R-1-8 zoning district. (See Exhibit "A" for Application Materials).

Background

The property was recently rezoned to R-1-8. The zoning designations and existing land uses of surrounding properties are as follows:

- North: R-1-8 (Copper Creek Road, church building)
- East: R-1-8 (single family residential)
- South: CN (church building) & R-1-8 (single family residential)
- West: CN (day care facility)

The most recent use of the property was as a reception center, but the building has since been vacant for many years. Several requests to rezone the site for higher densities than the surrounding neighborhoods were submitted, but all were denied. The most recent request to rezone the property to R-1-8, which does match the adjoining residential zones, was approved in 2021.



SUB11142025-007080
Sequoia Cove Subdivision
1368 E Coppercreek Rd

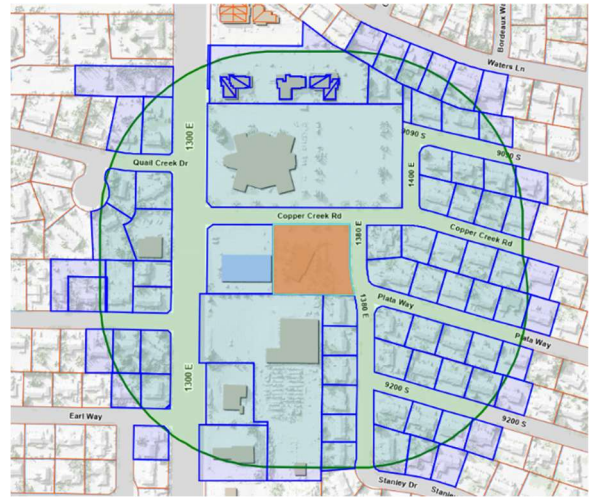
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
S72-35	Silvercrest Park 1 (2/18/1972) – 11.95 acres
ZONE-07-20-7877	Coppercreek Rezone – 1.02 acres (denied)
ZONE-01-21-5975	Coppercreek Rezone- 0.63 acres (denied)
REZ04192021-006030	Coppercreek Rezone- 0.55 acres (approved) CN to R-1-8

Public Notice and Outreach

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.

Staff held a virtual neighborhood meeting via Zoom on January 12, 2026. Four residents attended and asked questions about curb cuts/layouts, the potential for fencing along the south property line, and potential price points for new homes. No concerns were mentioned. Attendees expressed support for the development as it marks an improvement over the abandoned reception center.



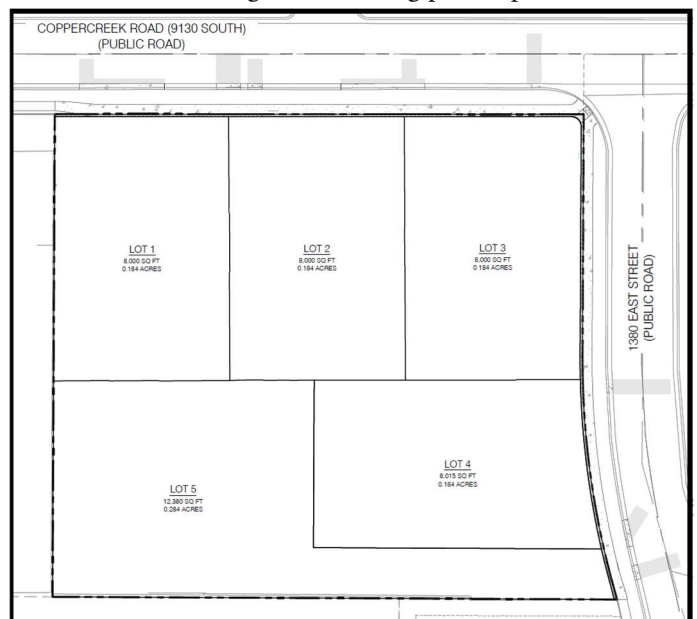
Analysis

The applicant is proposing the creation of a five-lot single-family residential subdivision on approximately one (1) acre of land. Four (4) of the five (5) lots will directly front onto public streets while an additional lot will be configured as a flag lot in the southwest corner of the property with a staff portion that will connect with 830 East.

Zoning Review

All design elements, setbacks, and building height regulations will be enforced through the building permit process. All lots conform with the lot size and frontage requirements of the underlying zoning district after taking the flag lot configuration into account.

The Silvercrest Park 1 subdivision plat was approved and developed in the early 1970's. The street improvements around this property were installed at that time and conformed to existing code which consists of five (5) foot parkstrips with four (4) foot sidewalks. Sandy City's current standard specifications require a minimum five (5) foot sidewalk width. The developer is proposing to dedicate an additional foot on either street frontage for the eventual widening of these sidewalks. The city Engineer has reviewed this proposal and finds it acceptable based on the precedent established in the neighborhood. This will require a special exception to allow for this deviation (see [section 21-21-10\(n\)](#)).



Special Exception, Flag Lot

Section 21-21-22 of the Sandy City Development Code allows flag or L-shaped lots to be used if approved as a special exception by the Planning Commission. The purpose of a flag lot is to encourage the efficient use of land, particularly for infill developments. The code lists several criteria to be used by the Planning Commission when determining whether or not to approve the use of flag lots. The criteria that likely require the most consideration from the Planning Commission are as follows (see [section 21-21-22](#)):

- 1) A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.
- 2) The staff portion of said lot shall be regulated as a private lane and shall front on and be contiguous to a dedicated public street or private street.
- 3) No building or construction, except for driveways, shall be allowed on the staff portion of said lot, unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed in the underlying zone (excluding entrance features and streetlights).
- 4) The front side of the flag portion of said lots shall be deemed to be that side nearest to the dedicated public street or private street upon which the staff portion fronts, unless otherwise determined by staff on a case-by-case basis.
- 5) The staff portion of said lots shall be deemed to end, and the flag portion of said lots shall be deemed to commence at the extension of the front lot line.
- 6) The square footage located in the flag portion of said lot, which shall be exclusive of the square footage located in the staff portion of said lot, shall be the same or greater than the minimum square footage as required in the underlying zone.
- 7) The front, side and rear yard requirements of the flag portion of said lots shall be the same as is required in the underlying zone.
- 8) No more than two flag lots can be served by the staff portion.
- 9) The maximum number of flag lots in the subdivision shall be not more than 20 percent of the total number of lots within the subdivision, unless otherwise approved by the Planning Commission. The Planning Commission may allow more than 20 percent if the subdivision is an infill development and the lot configuration is the most efficient use of land.
- 10) The approved building envelope shall be illustrated upon the final plat.

Response to 1-3: The staff portion of the flag lots is 20 feet wide and 120 feet long, which meets this requirement.

Response to 4: The frontage of the flag lot will be considered 830 East, a dedicated public street.

Response to 6: The body portion of the flag lot consists of 9,747 square feet which meets this requirement.

Response to 7 and 10: Buildable areas will be shown on the plat and will reflect the requirements of the underlying zone.

Response to 8 and 9: The proposal is for the creation of a single flag lot which represents 20 percent of the total number of lots within the subdivision.

Staff Concerns

Staff is concerned about the disposition of the many mature trees within the parkstrips. City code requires that a full tree survey be conducted and reviewed by the City's Urban Forester and Director. The developer will need to provide a plan on how these trees and their root zones will be protected both during and after construction.

Staff Recommendations**Motion #1 Special Exceptions**

Staff recommends that the Planning Commission approve a special exceptions to leave the existing four (4) foot sidewalk in place, and create one (1) flag lot for the Sequoia Cove Subdivision based on the following findings:

Findings:

1. This property has existing improvements with a four (4) foot sidewalk that is consistent with the existing neighborhood.
2. That the proposed subdivision is an infill development.
3. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land with standard lot shapes.
4. That the City Engineer and Director have recommended approval.
5. That the proposed access width conforms with Fire Access requirements.

Motion #2 Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Sequoia Cove Subdivision located at 1368 E Coppercreek Road is substantially complete based on the following findings and subject to the following conditions:

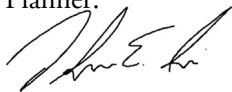
Findings:

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
2. That the proposed lot sizes and frontages conform to the requirements of the R-1-8 zone.
3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

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 the proposed lot sizes and frontages conform to the requirements of the R-1-8 zone.
3. That the applicant works with staff on a tree preservation plan to ensure that all healthy mature trees in the parkstrips are preserved.

Planner:



Thomas Irvin
Senior Planner

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Exhibit "A"
(See the attached file for full details)

