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COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

June 1, 2023

To: Planning Commission
From: Community Development Department
Subject: Sheep Ranch Subdivision
3170 E. Little Cottonwood Road
(Community #30, Alta Canyon)

SUB01042023-006461
SPX05262023-006539
R-1-15
5.7 Acres

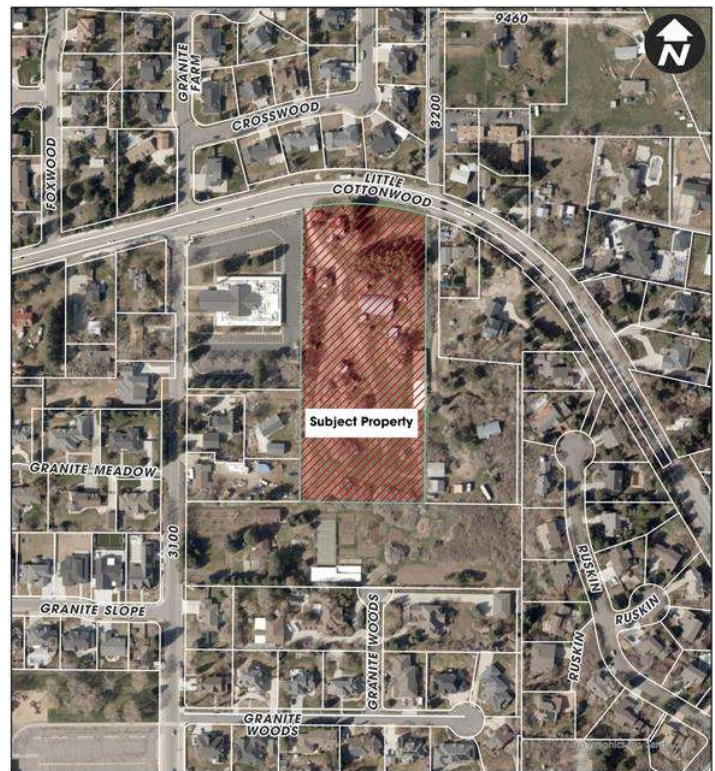
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

Request

The applicant, Nate Pretl, representing the property owner CC Sheep Ranch LLC, is requesting preliminary subdivision review for the property at 3170 E. Little Cottonwood Road. The proposal consists of subdividing the property into 12 residential lots (see Exhibit A to review application materials). The applicant is also requesting a special exception for a single point of ingress/egress.

Background

The subject property consists of approximately 5.7 acres and is in the R-1-15 Zone. The project is not within any overlay zones. This property as well as adjoining properties to the East and West were recently annexed into Sandy City. Surrounding properties on the same block face are also zoned R-1-15 while those across Little Cottonwood Road are zoned SD(R2.3). To the west is a small church. All other adjoining uses are single family homes.



SUB01042023-006461
Residential Subdivision
3170 E Little Cottonwood Rd
Community Development Department
Cartography Eleanor Meares

Property Case History	
Case Number	Case Summary
ANX08102022-006380	CC Sheep Ranch (2022)



Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. Staff held a virtual neighborhood meeting via Zoom on May 23, 2023. Attendees expressed concerns about traffic congestion, UDOT improvement requirements along Little Cottonwood Road, and their preference for a cul-de-sac design to prevent the possibility of future road connections through adjoining properties. See Exhibit B for additional public comment provided in writing.

Analysis

The applicant is proposing the creation of a 12 lot single-family residential subdivision on approximately 5.7 acres. In 2022, this property, as well as several to the east and west, were annexed into Sandy City. Several properties to the south and west remain unincorporated and fall under the jurisdiction of Salt Lake County.

The initial proposal was for a single street ending in a cul-de-sac. After receiving input from staff, the plans have been revised to show stub streets to the south and east. Doing so allows for the potential to connect with adjoining streets in the future, while also providing a hammerhead turn-around for the development. The applicant has shown how the stub road to the east could be utilized to allow that property to be further subdivided in the future by creating a cul-de-sac. The stub road to the south has not been shown an eventual outlet. Staff has illustrated to the applicant that this could be connected directly south to another stub road (Granite Wood Circle) or outlet to the west to connect to 3100 East. The southern stub road would need to be connected to another city street due to the length of the road and could not terminate as a cul-de-sac.

Right-of-way dedications will be required to comply with Sandy City’s street requirements while developing these future public streets. The applicant will be required to construct right-of-way improvements along all street frontages. Along Little Cottonwood Road, a 50-foot half-width overall dedication is required (various widths) with improvements consisting of a 2-1/2 (2.5’) curb and gutter, a five-foot (5’) parkstrip, and a 10-foot sidewalk for the multi-use trail along the south side of this road. Along the internal public roads, a 52-foot right-of-way cross section is required with improvements consisting of a 27-foot pavement width including a 2-1/2 (2.5’) curb and gutter, a five-foot (5’) parkstrip, and a five-foot (5’) sidewalk.

Zoning Review

All of the 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.



Staff Concerns

Staff has no concerns with the proposal.

Recommendation

Staff recommends that the Planning Commission determine that a special exception for a single-access subdivision be approved and preliminary subdivision review is complete for the Sheep Ranch Subdivision located at 3170 E. Little Cottonwood Road based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land.
2. That there would be fewer than 30 lots serviced by the single access road.
3. There is a low potential for negative impact due to impairment to the single access road that would limit access to these lots.
4. That the City Engineer has recommended approval of the single access road design due to the two future stub street extensions proposed that will provide surrounding properties access and a temporary turn-around is created between the stubs.
5. That the proposed lot sizes and frontages conform to the requirements of the R-1-15 Zone.
6. 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 all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
3. That all residential lots comply with all requirements of the R-1-15 zone.
4. That the applicant provide a conceptual road and lot layout during final staff review for the southern stub street showing two alternative alignments both south to Granite Woods Circle and west to 3100 East. These conceptual designs must be reviewed and approved by both the Community Development Director and the City Engineer.

Planner:



Thomas Irvin
Senior Planner

File Name: \\FSUSERS\CH-USERS\USERS\PLN\STAFFRPT\2023\SUB01042023-006461 SHEEP RANCH SUBDIVISION\SHEEP RANCH PLANNING COMMISSION\SHEEP RANCH STAFF REPORT SUB01042023-006461.DOCX

Exhibit "A" – See the attached file for full information

CC SHEEP RANCH SUBDIVISION

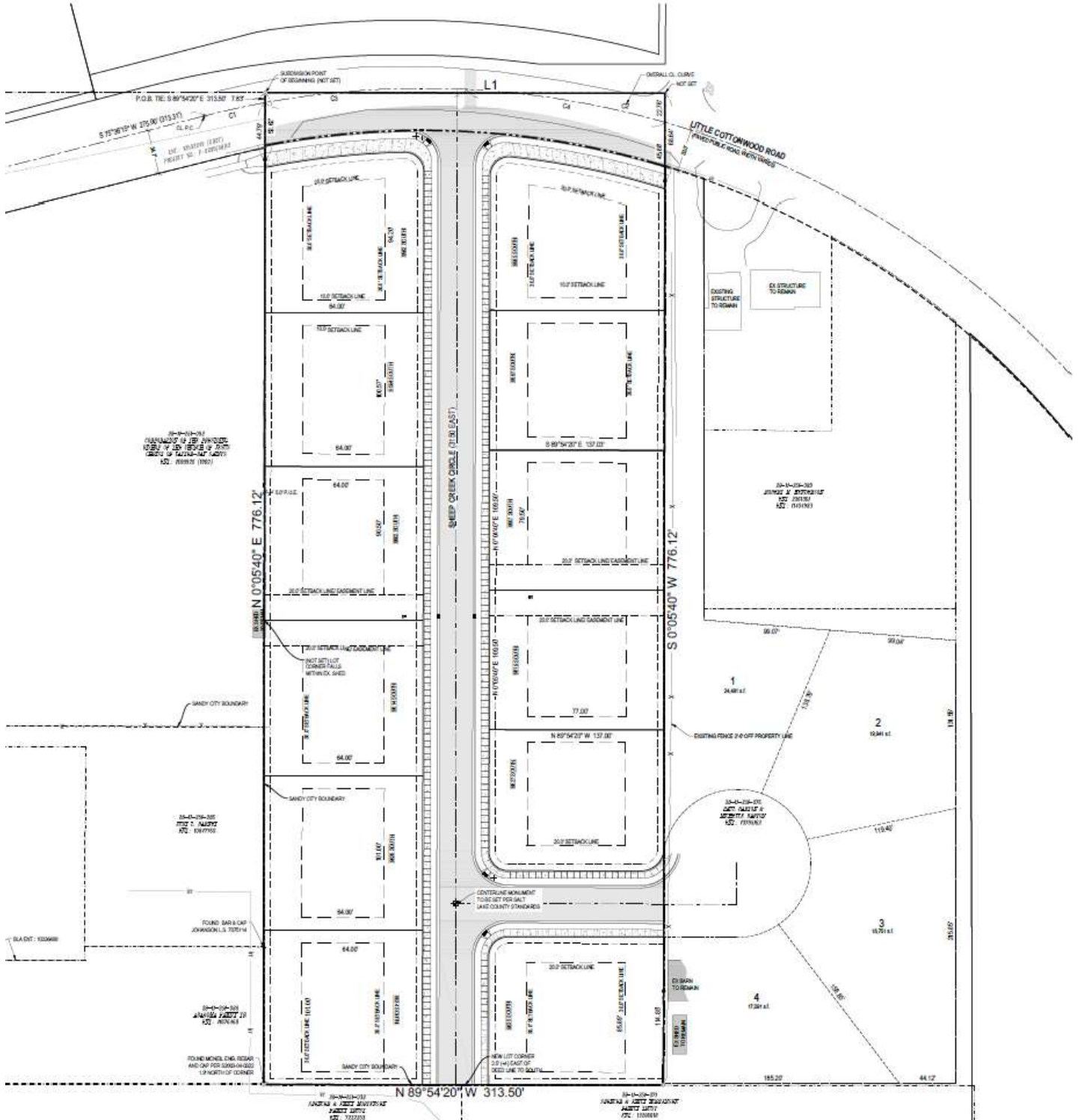


Exhibit “B”

From: Sheri Casto <CASTOS4@msn.com>
Sent: Tuesday, May 23, 2023 7:39 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Sheep farm evelopment

Hi,
I was on the zoom call tonight & saw that a question was asked about the area between 3100 E & 3200 E on the North side of Little Cottonwood Rd. That area has been in desperate need of beautification for years. We would love it if the area could be addressed. It's currently such an eye sore, full of weeds and goat heads and people park used cars there on a regular basis. I know we would have MANY supporters and volunteers that would help, if Sandy would consider cleaning it up, planting trees or something to make it look better. Now that the area across the street is being developed, it seems like a good time to take a look at it. We would love to talk with you about it.
Thanks again for your time tonight & for inviting neighbors to hear what the plans are for development in our neighborhood 😊
Sheri Casto
#801-631-9915