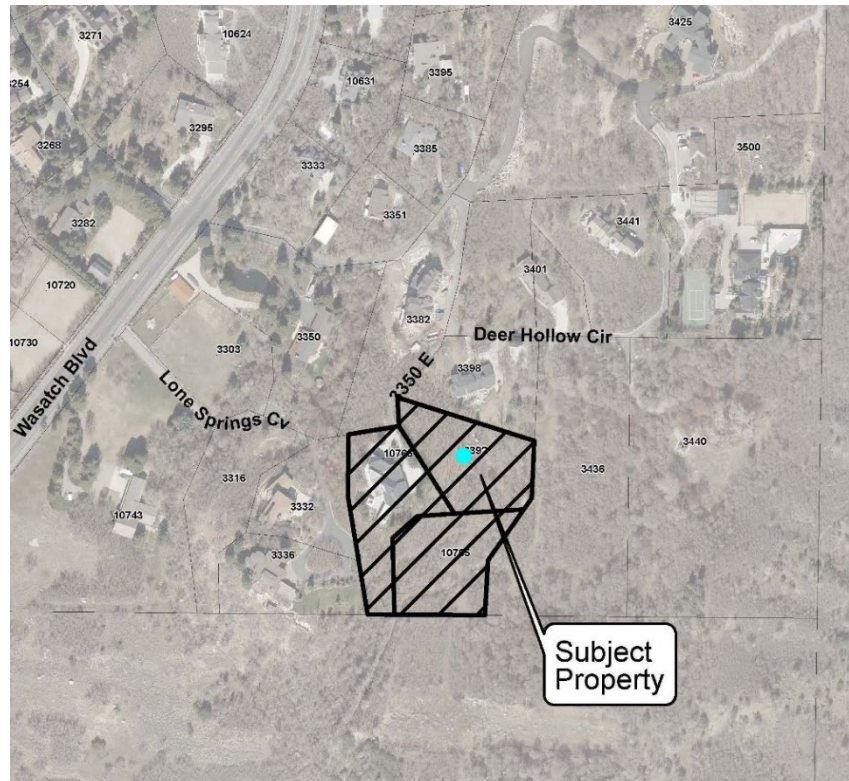


new 1.89 acre lot (Lot 1), where the Platt's would build a new home, out of two parcels that have not been created with a subdivision plat and are not yet considered buildable. It would amend the lot boundaries of an existing home (Lot 2). Lot 2 is included in the plat because the southern half of this lot was never legally split through a subdivision and is being incorporated into Lot 1.



BACKGROUND

The subject property is located within an area referred to as the Sensitive Area Overlay (SAO) zone. The purpose of the SAO is to provide standards, guidelines, and criteria that will minimize environmental hazards and protect the natural scenic character of sensitive areas within Sandy City. This applies to areas located adjacent to faults, flood plain, watershed, or areas with 30% or greater slope. The project is located in an area with 30% or greater slope constraints, water shed, and faults. Geologic studies provided by the applicant have found that no other geologic concerns are applicable to this proposal.

The subject property is zoned R-1-40A and is surrounded by the same zoning district to the north, west and east. There is undeveloped land zoned PUD(1.62) to the south. There are existing single-family homes to the north, west, and east of the property.

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 March 6, 2018. This was well attended and several questions and concerns were raised during the meeting. A full report from the meeting is attached to this report. A new neighborhood meeting has not been held regarding this final subdivision plan.

ANALYSIS

The R-1-40A zone is a single-family zone that requires lots to be at least 40,000 square feet in size. The "A" designation provides property owners with rights to have farm animals on their property, to the degree that they maintain compliance with regulations for housing and storing of animals as found in Section 15A-11-03 of the Development Code. The zone is a standard zone in the city, which means that all provisions for setbacks, building height, lot frontage, lot size, etc. are all pre-determined by ordinance and must be adhered to. The proposed plat conforms to these dimension standards of the zone.

Because the property lies within Sandy City's Sensitive Area Overlay (SAO), the subdivision and any structure built on the proposed lots would need to conform to the provisions of the Overlay in addition to the underlying zone. Both lots appear to meet the minimum usable area of 5,000 square feet as required by the SAO. The buildable areas for each lot are shown on the final plat, which include setback from property lines and required setback distances from areas of greater than 30% slope and fault lines. The properties are also subject to the requirements of the Wildland Urban Interface Area, which has additional requirements for building permits in the area.

There are several waivers and special exception requests associated with this proposed application that have been approved by the Planning Commission during the May 2, 2019 meeting. The following waivers and special exceptions were granted:

1. Waiver of curb, gutter, parkstrip, and sidewalk
2. Special Exceptions for:
 - a. lots without public frontage
 - b. fewer than two (2) points of access
 - c. less than twenty-seven feet (27') of asphalt width
 - d. length of cul-de-sac over 600 feet in SAO

The approval of these did not cause major changes to the plans presented during Preliminary Review. There are minor refinements that have been made to the final proposed plat and associated improvements. The Planning Commission did require that this application be brought back to Planning Commission for Final Review before proceeding to final approval with staff.

CONCERNS

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. The Planning Commission required that all access roads to this subdivision, including Deer Hollow Circle, be further improved to a minimum twenty feet (20') or the amount of width required by the Fire Code and that the access be unobstructed. The plans submitted for Final Review do not reflect any improvement beyond Firefly Forest Circle. This needs to be revised and included in their final construction plans.

STAFF RECOMMENDATION

That the Planning Commission determines that the final subdivision and Sensitive Area Overlay zone reviews **are complete** for the **Firefly Forest Subdivision**, located at approximately 3392 E. Deer Hollow Circle, subject to the following conditions (changes to conditions from Preliminary Review are shown in *italics*):

Conditions:

1. That the applicant comply with each departments' 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, except as otherwise approved by waivers or special exceptions granted by the Planning Commission.
3. That all residential lots comply with all requirements of the R-1-40A zone, Wildland Urban Interface Area, and Sensitive Area Overlay zone.
4. That a vegetation plan be *reviewed and approved by staff prior to final approval*.
5. That any area equal to or in excess of a 30% slope be indicated (crosshatched) on the final plat, and that prospective builders and homeowners be apprised of the restrictive nature of the hillside lots.
6. That the existing slope ratio be unaltered and that grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Area Overlay zone prior to building permits being issued.
7. That grading, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
8. That structures comply with the Urban Wildland Interface requirements. This means that all homes and accessory structure be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for each home.
9. That homes be placed in a manner that minimizes the removal of vegetation on each property. Where it must be removed to accommodate a house, areas with the least mature vegetation should be prioritized for home locations over areas with more mature vegetation.
10. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
11. That a shared maintenance and access agreement for Lots 1 and 2 be recorded with the plat for the shared private road, Firefly Circle.
12. That the private road, Firefly *Forest* Circle, be installed as part of the subdivision improvements and be bonded as part of the subdivision improvements, and that the engineering and configuration of the driveway be reviewed and approved by the City Engineer.
13. *That all portions of Deer Hollow Circle be further improved (as necessary) to an asphalt width (minimum of twenty feet (20')) or the amount of width required by the Fire Code and that the access be unobstructed.*

14. All requirements of the International Fire Code be met for Deer Hollow Circle and Firefly Forest Circle.

Planner:

Reviewed by:

Mike Wilcox
Zoning Administrator

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