



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum May 18, 2023

To: Planning Commission  
From: Community Development Department  
Subject: Autumn Ridge at Hidden Valley No. 1 Amended  
(Preliminary Subdivision Review)  
11727 and 11767 S Autumn Ridge Drive  
(Lone Peak, Community 27)

SUB03082023-006494  
SD(R-1-15) Zone District  
.84 Acres

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

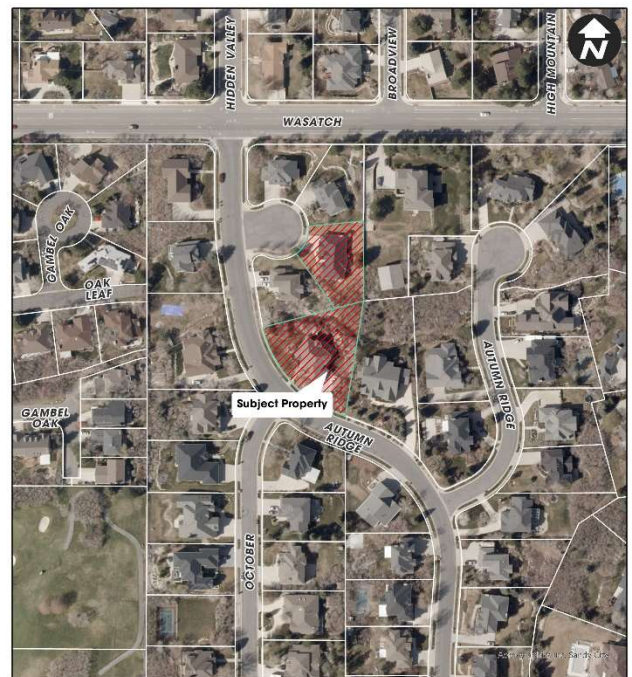
### Request

The applicant, Laurel Franciose (property owner of 11727 S Autumn Ridge Drive), is requesting a preliminary subdivision review for an amended plat that would adjust the lot lines between her lot and 11767 S Autumn Ridge Drive. The adjustment consists of moving the rear property line between the properties to the south and align it with the beginning of the beginning of the dry creek bed. This will result in a transfer of 1,427 square feet of property from 11767 S Autumn Ridge Drive to 11727 S Autumn Ridge Drive (see Applicant's Letter, Exhibit "A").

### Background

The subject properties as well as those surrounding them are zoned SD R-1-15. Both properties also have portions that are within the SAO Sensitive Overlay Zone based on the location of the dry creek bed that runs between them.

The Autumn Ridge at Hidden Valley 1 plat was recorded in September of 1993. The portion of the property proposed to be transferred resides on the north side of a dry creek bed. The intent of this request is to allow the two property owners to own and maintain the property on their side of the dry creek bed which simplifies property maintenance and brings the lots into compliance with the underlying zoning.



SUB03082023-006494  
11767 and 11727  
South Autumn Ridge Drive  
Community Development Department  
Cartography Eleanor Meares

0 40 80 160 240 320 400 Feet

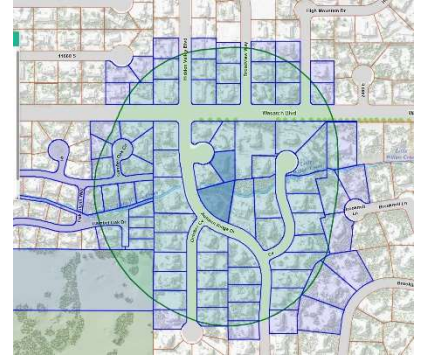
Property Case History	
Case Number	Case Summary
S#92-43	Autumn Ridge At Hidden Valley 1 Recorded Plat

### **Public Notice and Outreach**

This item has been noticed to property owners within 500 feet of the subject area. No neighborhood meeting was conducted as there are no new impacts created by this proposal.

### **Analysis**

The proposed adjustment of the rear property line is intended to allow each property owner the ability to easily maintain the land on either side of the dry creek bed. The rear property lines will be adjusted resulting in the transfer of 1,427 square feet of property that will increase the size of 11727 S Autumn Ridge Drive. This increase will bring the lot into compliance with the minimum lot size requirement of the SD R-1-15 Zoning District. No negative impacts will be created in the Sensitive Overlay Zone that crosses both properties.



City departments and divisions have preliminarily approved the proposed subdivision plat amendment. There are no conflicts with the previously approved plats or infrastructure that has been constructed to support the development.

#### **Staff Concerns**

Staff has no concerns with the proposed subdivision Amendment.

#### **Recommendation**

Staff recommends that the Planning Commission determine the Autumn Ridge at Hidden Valley No. 1 Amended Plat is complete for the properties located at 11767 S and 11727 S Autumn Ridge Drive as described in the staff report and based on the following findings and subject to the following conditions:

#### **Findings:**


1. That the various city departments and divisions have preliminarily approved the proposed subdivision plat.
2. That the proposed subdivision will be finalized with city staff and recorded with the County Recorder.

#### **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 process of this project.
3. That Both lots comply with the requirements of the SD R-1-15 Zone.
4. That all previous conditions of approval imposed on the original subdivisions will remain in full force and affect.

Planner:

A handwritten signature in black ink, appearing to read 'Thomas Irvin', with a stylized flourish at the end.

Thomas Irvin  
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2023\SUB03082023-006494 FRANCIOSE-HUTCHINS LOT LINE\STAFF  
REPORT.DOCX



Exhibit “A”  
(see the attached file for the full letter & images)

### **Franciose/Hutchins Project**

Plat Only Subdivision Permit

**Application:** SUB03082023-006494

**Addresses involved:**

- 11727 S Autumn Ridge Dr. Sandy, UT, 84092 (Lot 121 in Autumn Ridge at Hidden Valley)
- 11767 S Autumn Ridge Dr. Sandy, UT 84092 (Lot 119 in Autumn Ridge at Hidden Valley)

**Owners:**

- 11727 S Autumn Ridge Dr. - Laurel & Dominic Franciose
- 11767 S Autumn Ridge Dr. - Joan Hutchins & Rick Hutchins (estate executor for Russell H. Hutchins, deceased)

### **Description of Project**

The owners of both involved properties are neighbors whose property lines currently meet just north of Little Willow Creek, which is a dry creek bed. Both parties are interested in a lot line adjustment in which 1,428 sq ft (0.03 acres) will be moved from the plat for 11767 S Autumn Ridge Drive (Lot 119) to the plat for 11727 S Autumn Ridge Drive (Lot 121).

**There is no construction or other project work related to this application. It is solely a lot line adjustment.**

### **Reasoning**

Currently, the lot line for 11767 S Autumn Ridge (Lot 119) extends over Little Willow Creek, resulting in a small triangle of land on the north side of the creek. This area of land is separated from the rest of the property by the creek bed and is unused by the current owner because of its inaccessibility. To access this area, the owner of 11767 needs to cross over Little Willow Creek's dry creek bed, which is both dangerous and burdensome.

This small area of land is populated with a native patch of scrub oak, which sprouts an extensive amount of new trees from fallen acorns every season. Currently, in order to maintain the land, the owner at 11767 is forced to hire landscapers to cross over the creek bed via a series of temporary wooden boards in order to cut down the tree sprouts every few months.

The purpose of this adjustment is simply to streamline how this small triangle of land is maintained and provide the owners at 11727 S Autumn Ridge legal access to recreate on it. This area is directly adjacent to the property line for 11727, and would have been a logical extension of the plat for 11727 if the original lot lines had been placed at the creek instead of overlapping it. Both parties agree that moving this land would improve the value and experience for the owners at 11727 without reducing value for the owner at 11767 since the land is difficult to access from for 11767.

An additional detail to note is that upon surveying the lot lines for 11727, the surveyor the owners at 11727 that the lot size for 11727 is in legal noncompliance for the subdivision. The subdivision is intended to house luxury lots at a minimum size of 15,000 sq ft. The current lot size for 11727 is 13,803 sq ft, which is below the lot size minimum for the subdivision. Adjusting the lot lines for both properties will bring the lot size for 11727 into legal compliance for the subdivision while still maintaining legal compliance of lot size for 11767.

### **Intention**

The owners at 11727 have no intention or desire to build any structure, fence or improvement of any kind within the boundaries of the proposed adjustment area. There is also no desire to harm or impact the creek bed for Little Willow Creek or the surrounding easement. The land itself is beautiful in its native state and will remain untouched except for minor gardening tasks (like trimming trees and pulling weeds). The driving reasons for this proposed lot line adjustment are only to correct the strange property lines that currently exist, to reduce burden for the owner at 11767 who has difficulty accessing this land, and to provide legal access to the owners at 11727 for recreation and maintenance.

Exhibit "B"

