



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum March 16, 2023

To: Planning Commission
From: Community Development Department
Subject: Cottages on 80th Subdivision Plat Amendment
8025 S 625 E, 8029 S 625 E and 8031 S 625 E
(Sandy Woods, Community #3)

SUB02222023-006491
RM(12) Zone
3 Amended Lots, 1 Acre

Meeting Notice: This item has been noticed to property owners within the Cottages on 80th plat and those within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

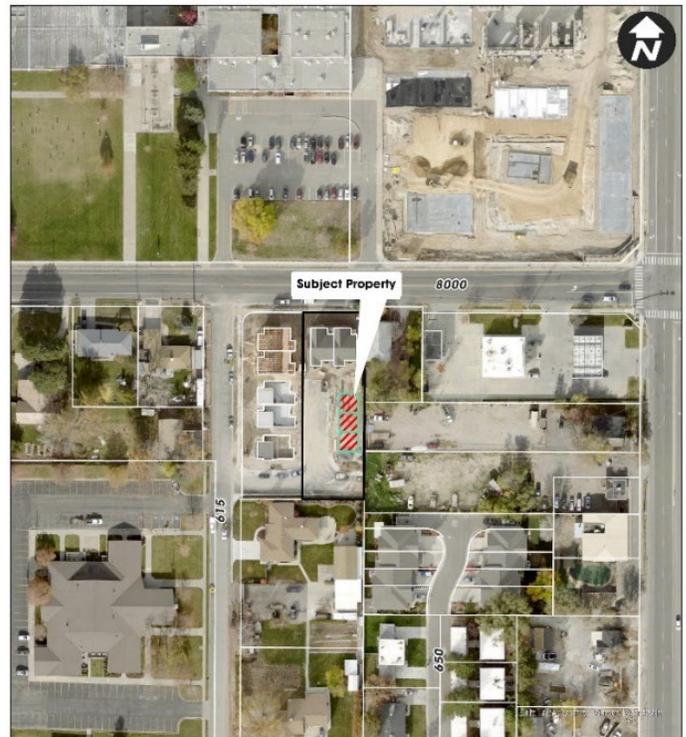
Request

The applicant, Troy Ferran (representing the property owner Robert Whitney), is requesting a plat amendment for the properties located at 8025, 8029, & 8031 South 625 East. The request is to amend the *Cottages on 80th* Subdivision Plat by increasing the pad lot areas of three of lots to accommodate the building dimensions for their proposed triplex, and thus slightly reducing the common area. No new lots are proposed with this application. See Exhibit "A" for the proposed amended plat.

Background

The site is located at the southeast corner of 8000 South and 615 East and was annexed into Sandy City in 1967. The properties were zoned R-3 at the time of annexation. A Rezone was done some time between 1975 and 1996 that resulted in the current RM(12) zone.

The original *Cottages on 80th* subdivision plat was approved and recorded in 2021. The project is a 10-lot planned unit development. Of the 10 lots, seven homes have been constructed and three lots (units 6, 7, and 8) remain undeveloped.



SUB02222023-006491
Subdivision Plat Amendment
8031 S 625 E
8029 S 625 E
8025 S 625 E

Community Development Department
Cartography Eleanore Means

Property Case History	
Case Number	Case Summary
EE-61	Annexed as part of the EE-67 Annexation in March 1967
SUB-06-19-5681 SPEX-08-19-5702	Cottages on 80 th Subdivision Plat – 10 Unit Planned Unit Development Special exceptions for a private road with pavement width less than 27', lots without public frontage, and a subdivision with only one point of access

Public Notice and Outreach

Staff determined that a neighborhood meeting would not be needed in this instance. A public notice was mailed out to all property owners within the Cottages on 80th plat and those within 500 feet of the subject property for the Planning Commission meeting and the property has a posted notice (see Exhibit C for evidence of posted notice).

Analysis

The proposal involves a relatively minor amendment to the subdivision plat by increasing the pad lot areas of lots 6, 7, and 8 on the plat to accommodate construction of a triplex, as was originally envisioned under the preliminary subdivision plan approval (file SUB-06-19-5681). No new lots are proposed with this application. See Exhibit “A” for the proposed amended plat. This amendment is needed to ensure there is adequate interior garage space and all proposed building articulations are within the pad area. To do this, the applicant proposes to decrease the common area by a total of approximately 300 square feet. A comparison of the existing and proposed plat is shown in Exhibit “B.”

The impetus for the proposed amendment is twofold. One is the minimum interior dimension requirements for a two-car garage, which is 20 feet by 20 feet, per Sec. 21-24-2(b)(4) of the Land Development Code. The other is Condition #4 of the original subdivision plat, which requires “*All structures and improvements for individual homes are to be restricted to the pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in common area.*” To meet these requirements, the applicant proposes to amend the subdivision plat to ensure the dimensions shown on the plat accommodate the balconies and pop-outs on the 2nd and 3rd floor of the building, as well as provide for adequate interior garage space to meet development code requirements.

The existing dimensions shown on the recorded plat are approximately 32 feet by 76 feet for an approximate total of 2,460 square feet. The proposed dimensions shown on the amended plat are 33.55 feet by 82 feet for a total of 2,751 square feet. The difference is an increase in the pad lot area of approximately 300 square feet, or the minimum necessary to provide adequate area for the building envelope and garage space. The perimeter setback of 8 feet along the eastern property boundary will remain the same with the proposed amendment. Thus, the neighboring property owners to the east are not affected by the proposed plat amendment.

City departments and divisions have preliminarily approved the proposed subdivision plat amendment. There are no conflicts with the previous approval or infrastructure that has been constructed to support the development. If the proposed plat amendment is approved and recorded at the County, the applicant may proceed with building permits to construct the new triplex.

Staff Concerns

Staff has no concerns regarding the proposed plat amendment.

Recommendation

Staff recommends that the Planning Commission determine preliminary review is complete for the proposal to amend the *Cottages on 80th* Subdivision Plat located at 8025, 8029 & 8031 South 625 East based on the following findings and subject to the following conditions:

Findings:

1. The proposed amendment is necessary to ensure the dimensions shown on the plat accommodate the balconies and pop-outs on the 2nd and 3rd floor of the building, as well as the interior garage space necessary to meet the minimum code requirements. No new lots are proposed with this application.
2. City departments and divisions have preliminarily approved the proposed subdivision plat amendment.
3. The proposed subdivision plat amendment will be finalized with city staff and recorded with the County Recorder.

Conditions:

1. The applicant shall comply with each department's comments and redlines throughout the final review process and all issues shall be resolved before the subdivision plat can be recorded.
2. All previous conditions of approval of the previous subdivision plat approval under file SUB-06-19-5681 remain in full force and effect on this property.

Planner:



Melissa Anderson
Zoning Administrator

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Exhibit "B"



Exhibit "C"

