



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum November 20, 2025

To: Planning Commission
From: Community Development Department
Subject: Falls Creek Estates Subdivision
2873 E. Wasatch Blvd
[Community #28, Pepper Dell]

SUB009152025-007042
SPX11112025-007076
PUD(2), PUD(1.62), & SAO
Zone
2 Lots, 1.47 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 and property owner, Greg Timothy with Ivory Homes, is requesting preliminary subdivision review for the properties located at 2873 and 2851 E. Wasatch Blvd. The proposal consists of adjusting the property lines between Lot 3 of the Driggs Subdivision and a remnant parcel to the north. This will create one additional lot both lots to comply with zoning requirements and be fully developed. Additionally, they are seeking special exception approval to not provide full street improvements. (See Exhibit A to review application materials).

Background

The subject properties consists of approximately 1.47 acres and lie within the Sensitive Overlay Zone. Both lots are zoned PUD (Planned Unit Development). All surrounding properties are similarly zoned and have been developed into single-family homes. Neither property is subjected to the Pepperwood HOA requirements.

The south property (2873 E Wasatch Blvd) is part of the Driggs Subdivision while the north property (2851 E Wasatch Blvd) is a remnant that was not included in any of the adjoining Pepperwood Subdivision plats.



SUB09152025-007042
Falls Creek Estates Subdivision
2873 E and 2851 E Wasatch Blvd

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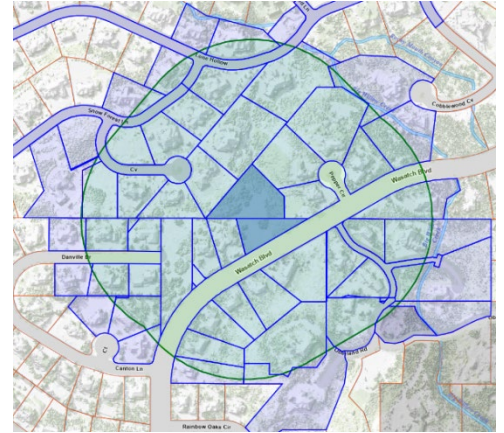
Community Development Department
Sandy City, UT

Property Case History	
Date	Case Summary
S#91-03	Driggs Subdivision created 3 lots within the PUD Zone in 1993

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A 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 public notice signs were placed on the subject property.

Staff held a virtual neighborhood meeting via Zoom on November 10, 2025. Residents asked questions concerning the future lot configuration, street access, and plans on drainage for the lots (see minutes in Exhibit “B”).



Analysis

Planned Unit Development Review

The purpose of a PUD is to provide flexibility of design that would not be possible through the typical application of zoning regulations. It encourages the efficient use of land to preserve open space while providing a means to create variety in the physical pattern of development.

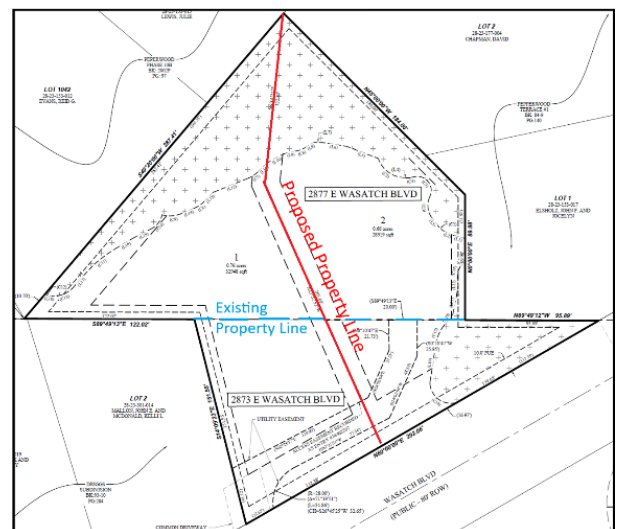
The design objectives for a Planned Unit Developments are:

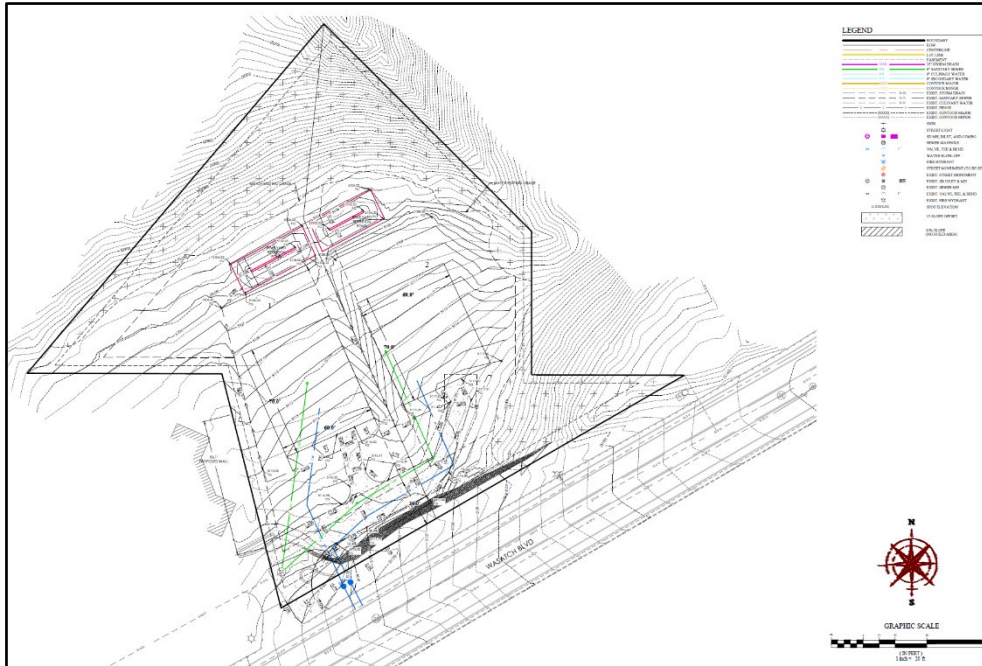
1. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, and development amenities.
2. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.
3. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.
4. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.
5. Open space and recreation areas should be the focal point for the overall design of the development.

The Planning Commission has flexibility in requiring specific setbacks, density, and layouts in order to ensure these design objectives are met. The Driggs subdivision plat states that lots must comply with the R-1-10 zoning requirements (see Exhibit “C”). It is recommended that these requirements be applied to the subject properties in order to ensure they match the character of the surrounding neighborhood.

Subdivision

The applicant is proposing to reconfigure the existing lot and remnant parcel by bisecting them north to south instead of east to west. This will provide street frontages for both lots and create sufficiently large buildable areas to allow for the development of single-family homes on each of them.





This property is also within the Sensitive Area Overlay zone. There are areas of 30% or greater slope that affects the proposed lots. These areas have been located on the plat and the buildable areas of each lot are indicated. The City Engineer has also reviewed the slope study and other geotechnical documents provided by the applicant. Besides the steep slopes, there are no other geologic issues that require further mitigation.

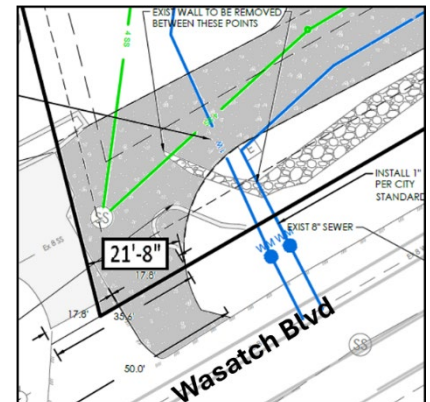
These lots also have large areas of natural vegetation and fall under the Wildland Urban Interface Overlay. Thus, balancing removal of natural vegetation with mitigating fire hazards is an

important consideration. A mitigation of removal of natural vegetation is to require fire resistive building materials.

There is a significant drop off along the street frontage of the northern lot. Lots within a subdivision are required to have direct access to a public street unless it can be demonstrated that such access is not possible based upon issues such as topography.

The developer is proposing to use an existing shared approach and easement at the southwest corner of the development to access the north lot. They will also engineer and rebuild the existing rock wall which serves to protect Wasatch Blvd from erosion. Using this approach will also preserve the sensitive slopes that exist along the frontage. The shared approach meets the 20-foot minimum width required by code and will not require access across the neighbor's property.

Currently there are no street improvements along the west side of Wasatch Blvd. The city will enter into a cash out agreement with the developer where the cost of constructing curb and gutter along the frontage will be collected for use when the city eventually installs these improvements along the street.



Special Exception

Full street improvements to include curb, gutter, sidewalk and parkstrip are normally required as part of the subdivision development. The Planning Commission may grant a special exception to waive these improvements after consideration and receiving a positive recommendation from the Director and City Engineer.

As discussed above, the curb and gutter will be installed by the city at a future date. The applicant is seeking a special exception to not provide the remaining improvements (sidewalk and parkstrip). To maintain the precedent in the area, preserve the sensitive slopes, and prevent storm drainage issues, the City Engineer recommends that these improvements not be installed along the street frontage until the City can do a larger project in the area and avoid detrimental impacts from only installing a portion of improvements that are missing in the area.

Staff Concerns

The natural drainage of the land will be changed by this development. While the existing street drainage pattern will continue

along Wasatch Blvd since no improvements will be done there, the construction of homes and other improvements will impact drainage across the lots. The developer must ensure during the building permit process that each lot retains the required amount of storm drainage on site.

Staff Recommendations

Motion #1 Special Exception

Staff recommends that the Planning Commission approve the requested special exception for the Falls Creek Estates Subdivision located at 2873 and 2851 E. Wasatch Blvd to not provide full street improvements in front of the development based upon the following findings:

Findings:

1. The City and Applicant will enter into a cash out agreement where the cost of providing curb and gutter will be paid to the city for the construction of these improvements at a future date.
2. The precedence of adjoining improvements will be continued and maintained.
3. The proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

Motion #2 Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Falls Creek Estates Subdivision located at 2873 and 2851 E. Wasatch Blvd 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 lots comply with the requirements of the PUD and Sensitive Area Overlay Zones.
3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That street improvements on Wasatch Boulevard be carried out in accordance with the approved plans designed by the applicant and with the cash out agreement to install those improvements at a future date by the City.
2. That all lots comply with all requirements of the PUD Zone and the Sensitive Area Overlay Zone.
3. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that perspective builders and homeowners be apprised of the restrictive nature of the hillside lots.
4. That all lots comply with the requirements of the Wildland Urban Interface requirements without removal of natural vegetation within the protected slope areas of the lots and homeowners be apprised of this requirement.
5. That a grading and drainage plan 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.
6. 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.
7. That the same setback requirements of the R-1-10 zone be applied to this subdivision.

8. That a private access agreement and maintenance agreement for the shared driveway and access be recorded on these lots to ensure access to Wasatch Boulevard within the existing shared access on the west side of the subdivision.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SUB09152025-007042 – FALLS CREEK ESTATES SUBDIVISION\PLANNING COMMISSION\STAFF REPORT

Exhibit "A"
See the attached file for full information

[illegible]

Exhibit "B"
NEIGHBORHOOD MEETING NOTES AND PUBLIC COMMENT

Neighborhood Meeting Summary

Meeting Date: November 10, 2025
Neighborhood: Pepper Dell #28
Project: Falls Creek Estates Subdivision
Applicant: Greg Timothy with Ivory Homes

Project Summary

The proposal is a Preliminary Subdivision review for a 2-lot single-family development along Wasatch Blvd.

The property is zoned PUD(2) and PUD(1.62). The applicant is also seeking Special Exception approval to not provide full sidewalks and parkstrips along the street frontage.

Meeting Minutes

The neighborhood meeting was conducted online, via Zoom with approximately four residents attending.

Adjoining owners knew that the property would eventually develop, however, they had seen several concept plans over the years showing three proposed lots and were interested to see what was planned.

Both lots had been under common ownership for many years, leading some neighbors to believe it was a single property and only one home would be constructed. They were surprised to learn that it had always been two lots and that the current request was to reconfigure the properties to allow both to fully develop.

Owners of properties to the north asked several questions concerning building height and drainage as they are significantly downhill from the development. Greg Timothy with Ivory Homes explained that the subdivision did not specifically deal with how storm water would be managed, but that during the individual building permit reviews, stormwater would need to be retained on the lots. This is why Ivory's engineering consultant had been performing percolation and soil analysis. Doing so gives them the information they need to develop a storm water management plan.

One applicant asked if the properties would be subject to the Pepperwood HOA requirements. They would not be since the land never has been part of the Pepperwood development plats.

Several owners asked specific questions concerning the height and distance from property lines of the proposed homes. Staff explained that, while specific home plans are not part of this review, they will be subject to the height and setback requirements of the zone. Additionally, structures will need to be placed an average of 20 feet from the sensitive areas (above 30% in grade) and no closer than 10 feet to any given point.

Residents also wanted to know how vehicles would access the lots since there is a significant grade drop along Wasatch Blvd. Staff explained that an existing easement will be extended from the southwest corner of the property to allow vehicle access behind the grade drop. The retaining wall along Wasatch Blvd will be repaired and improved to ensure road stability over time.

Final questions were asked concerning the price point of the homes as future property values was a concern. Greg explained that Ivory realizes this is a high-end neighborhood and are committed to building homes that will fit the style and value of the adjoining properties.

SEVEN DISTRICT NO. 1
APPROVED THIS 18th DAY OF May A.D. 1924

PLANNING COMMISSION
APPROVED THIS 3rd DAY OF May A.D. 1924

BOARD OF HEALTH
APPROVED THIS 3rd DAY OF May A.D. 1924

ENGINEER'S CERTIFICATE
APPROVED AS TO FORM AD 1924
THIS 3rd DAY OF May A.D. 1924

SAVED CITY ENGINEER
APPROVED AS TO FORM AD 1924
THIS 3rd DAY OF May A.D. 1924

LOT	AREA	ADJACENT	OWNER
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