



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum June 19, 2025

To: Planning Commission  
From: Community Development Department  
Subject: Crabtree Subdivision  
2845 E Little Cottonwood Rd  
[Community #30, Granite]

SUB06142022-006347  
SPX05222025-006972  
R-1-15 Zone  
1.16 Acres, 1 New Lot

**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.

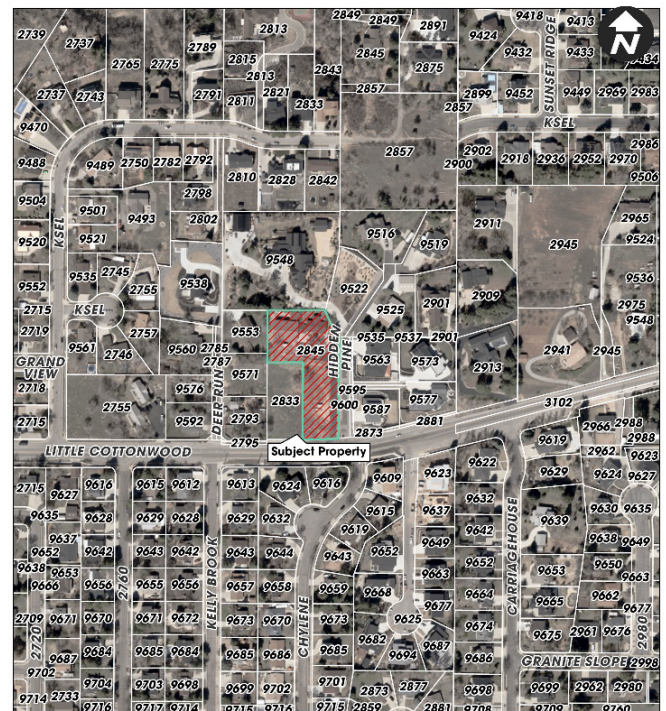
### Request

The applicant and property owner, Tami Crabtree, is requesting preliminary subdivision approval and three special exceptions for the creation of a lot without frontage on a public street, not providing full street improvements, and not providing two points of ingress/egress for a new subdivision. The proposal consists of subdividing the lot between the existing home to the north and the undeveloped southern portion which would create an additional buildable lot. Street access will be provided by the Hidden Pine private street to the east. (see Exhibit "A" for application letter, and Exhibit "B" for application materials).

### Background

The subject property is zoned R-1-15 and is surrounded by the same zoning district to the north, west and east, with existing single-family homes. To the south, there are properties zoned R-1-10 which also contain single-family homes.

The primary public street that serves this property is Little Cottonwood Road which is owned and maintained by UDOT as a Category 5 road. The existing home and proposed new lot will access the public street network through the use of Hidden Pine Lane, an existing private street.



Crabtree Subdivision  
2845 E Little Cottonwood Road  
SUB06142022-006347

Sandy City, UT  
Community Development Department

## Property Case History

Case Number	Case Summary
SUB-10-18-005556	Granite Glenn Subdivision (East of Subject Property)

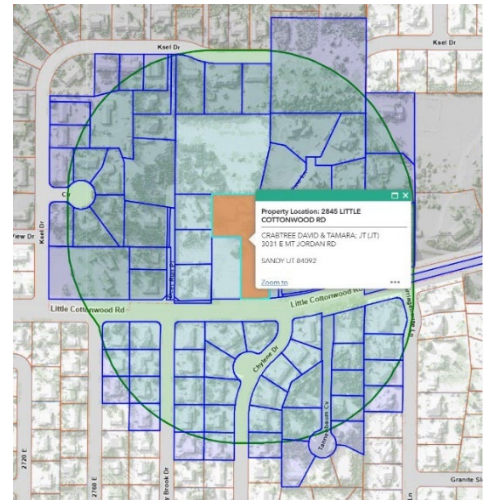
### Public Notice and Outreach

Notices were mailed to property owners within 500 feet of the subject property. The 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 a public notice sign was placed on the subject property.

### Analysis

#### Subdivision

There is currently a home on the northernmost portion of the lot. Street access is provided with a lengthy driveway that runs south alongside Hidden Pine Lane and connects to Little Cottonwood Road. This subdivision proposes to bisect the property with a west to east property line, remove the drive approach along Little Cottonwood Road, and provide access for both lots from Hidden Pine Lane. This will provide one less vehicle access onto Little Cottonwood Road.



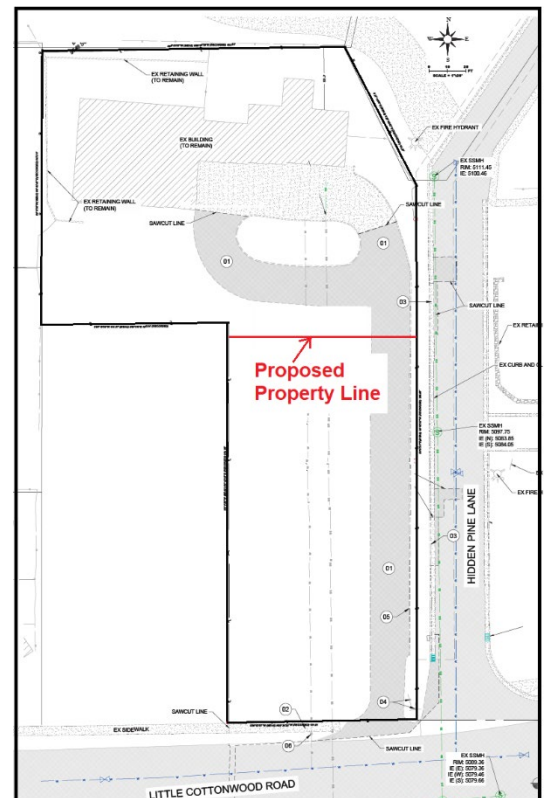
The R-1-15 zone is a single-family zone that requires lots to be at least 15,000 square feet in size. The zone is a standard zone in the city, which means that all provisions for setbacks, building height, lot frontage, lot size, etc. are pre-determined by ordinance and should be adhered to. After the lot is split, the two proposed lots will be 29,094 and 21,448 which is well above the minimum required.

When subdividing land with existing structures, every attempt should be made to ensure compliance with the underlying zoning district. In this case, the existing home on the north will be re-oriented from fronting onto Little Cottonwood Road to Hidden Pine Lane. This change in orientation means the west side will become the rear-yard. Irregular lots in the R-1-15 district are required to have a minimum rear-yard setback of 10 feet with an average of 30 feet. While the existing home will meet the minimum requirement, the average distance will not be achieved making the home legal non-conforming. All other setbacks will comply with zoning requirements.

#### Special Exceptions

The current proposal requires the approval of three Special Exceptions. The **first** is for the creation of lots that do not front a public street. The **second** is for the continued use of a private street that does not meet the city's road profile standards for width and improvements. The **third** is for not providing two points of ingress/egress into a proposed subdivision.

Lots without frontage on a public street. The Planning Commission has the authority to authorize the creation of lots without direct access to a public street. The proposal is to provide access to Hidden Pine Lane, a private street that connects to Little Cottonwood Road. An existing access point along Little Cottonwood Road will be removed. This will simplify access to Little Cottonwood Road by removing the hazardous condition of two adjoining drive accesses.



The Hidden Pine Homeowners Association must approve additional access along the Hidden Pine Lane private street. Their

approval has been provided and is included with the applicant's submittal (Exhibit "A").

The development proposal does not provide full street improvements along Hidden Pine Lane. In 2018, the Granite Glenn Subdivision was approved to the east. The Planning Commission at the time allowed that development to proceed without full improvements as it was determined that no continuing improvements are provided to the north. Adding sidewalk and parkstrip along a portion of the street would not provide a continuous pedestrian pathway to any lots being served and would offer little benefit to homeowners. These same conditions apply to the creation of this additional lot.

Not providing two points of ingress/egress. The property fronts a major collector road that is controlled by UDOT. It is not preferable to have multiple direct access lots or roads accessed from this road due to the high traffic volumes, grades and curvature of the road. Given this context, a second access would not be preferable for this subdivision.

### **Staff Concerns**

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

1. Barrier Wall. With both proposed lots not having direct access to Little Cottonwood Road, and not facing this street, staff would like to require a barrier wall be placed along this street frontage up to the sight triangle on the south property line of lot 2 per section 21-28-09 of the Land Development Code. This requirement is for subdivisions adjacent to arterial highways which includes Little Cottonwood Road.
2. Creation of a noncomplying rear setback. This subdivision will make the northern lot into an irregular lot. The defined orientation of the setbacks will change from fronting south to fronting east towards Hidden Pine meaning the west property line will be considered the rear yard. The existing home will meet the minimum setback but not the average 30-foot setback required in the zone.

### **Staff Recommendations**

#### **Motion #1 Special Exceptions**

Staff recommends that the Planning Commission determine the requested special exceptions described in the staff report for the Crabtree Subdivision located at 2845 E Little Cottonwood Road are approved based upon the following findings:

#### **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 requests meet the criteria of the code as shown in the analysis of the staff report.
3. The precedence of adjoining improvements would be continued and maintained.

#### **Motion #2 Subdivision Amendment**

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Crabtree Subdivision, located at 2845 E Little Cottonwood Road, 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 lot sizes and frontages conform to the requirements of the R-1-15 zone.
3. 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 residential lots comply with all requirements of the R-1-15 zone with the exception of the rear yard setback as described in the analysis of the staff report and be recognized as a legal non-conforming structure.

Planner:



Thomas Irvin  
Senior Planner

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Exhibit "A"