

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.

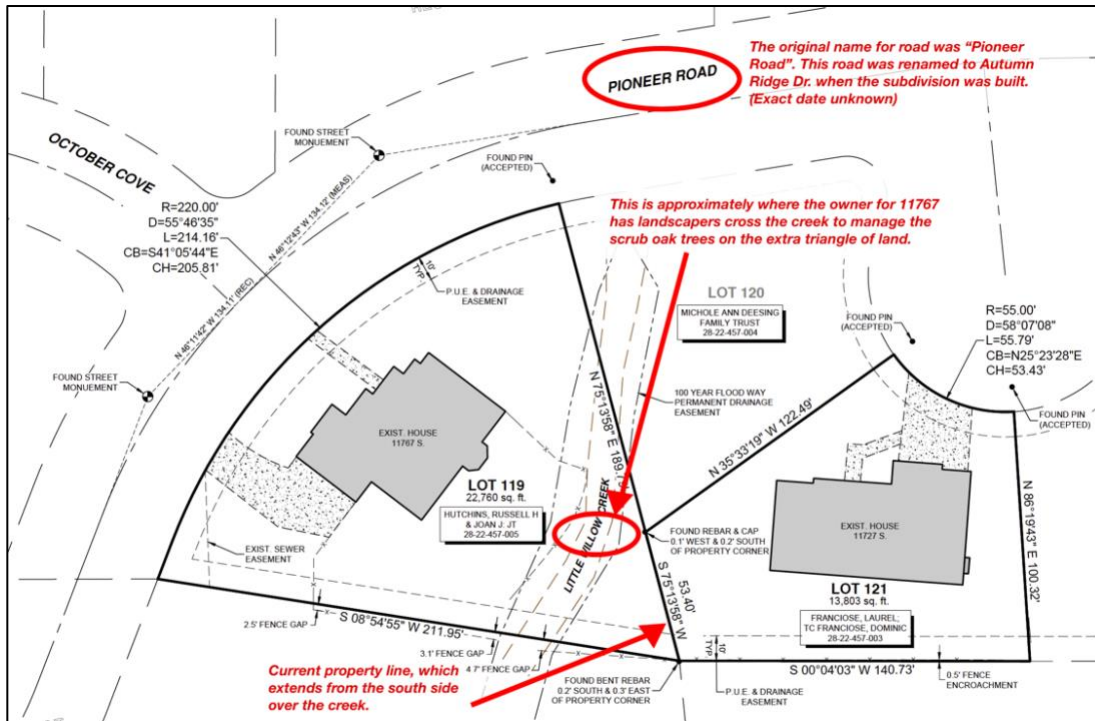
The purpose of this adjustment is simply to streamline how this small triangle of land is maintained and provide the owners at 11727 S Autumn Ridge legal access to recreate on it. This area is directly adjacent to the property line for 11727, and would have been a logical extension of the plat for 11727 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.

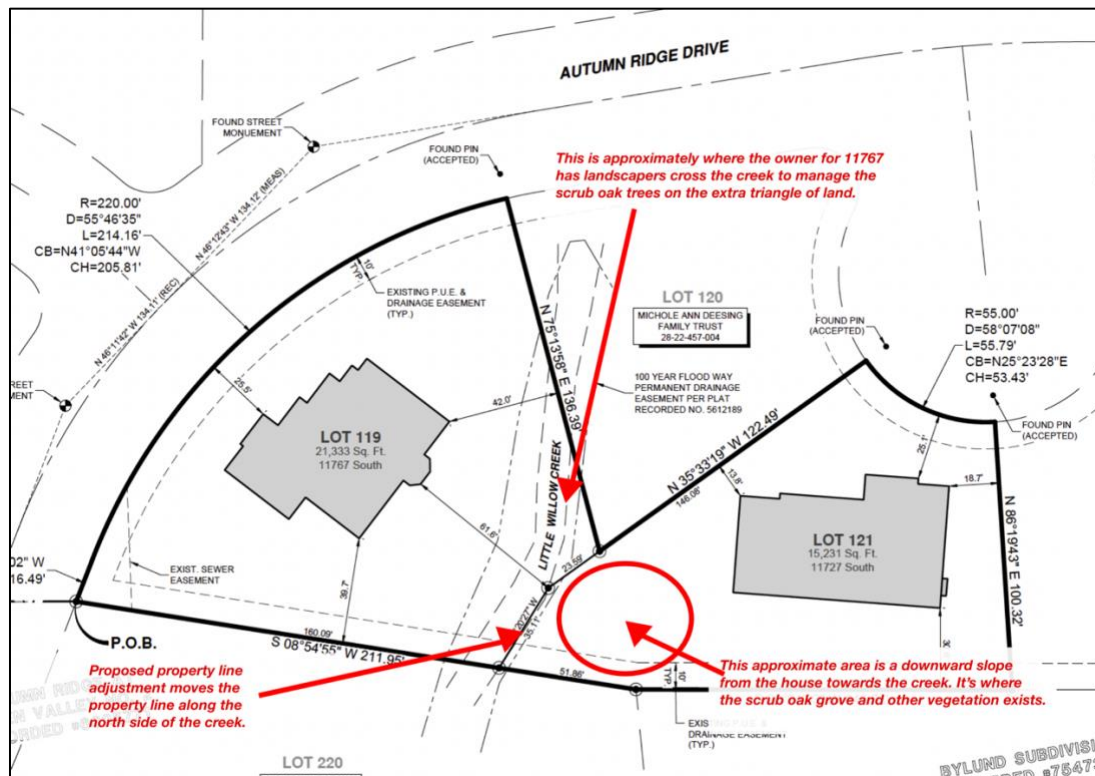
Intention

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.

Plat Map Amendment Details

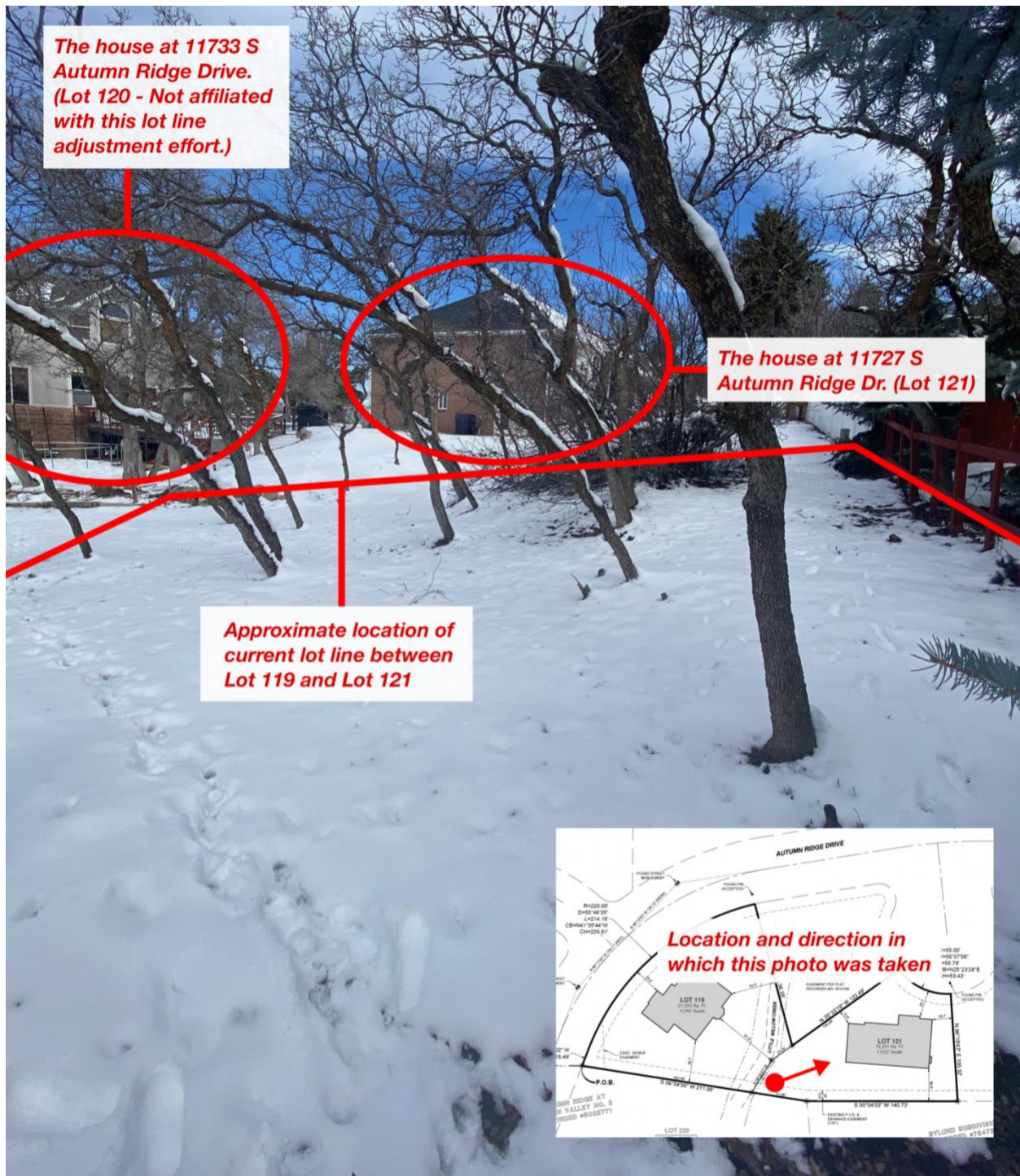


The current plat map



The proposed plat amendment

Photos, Annotations and Description of Land



View from the Southeast corner of the new proposed lot line towards the house at 11727 S Autumn Ridge Dr. (Lot 121)



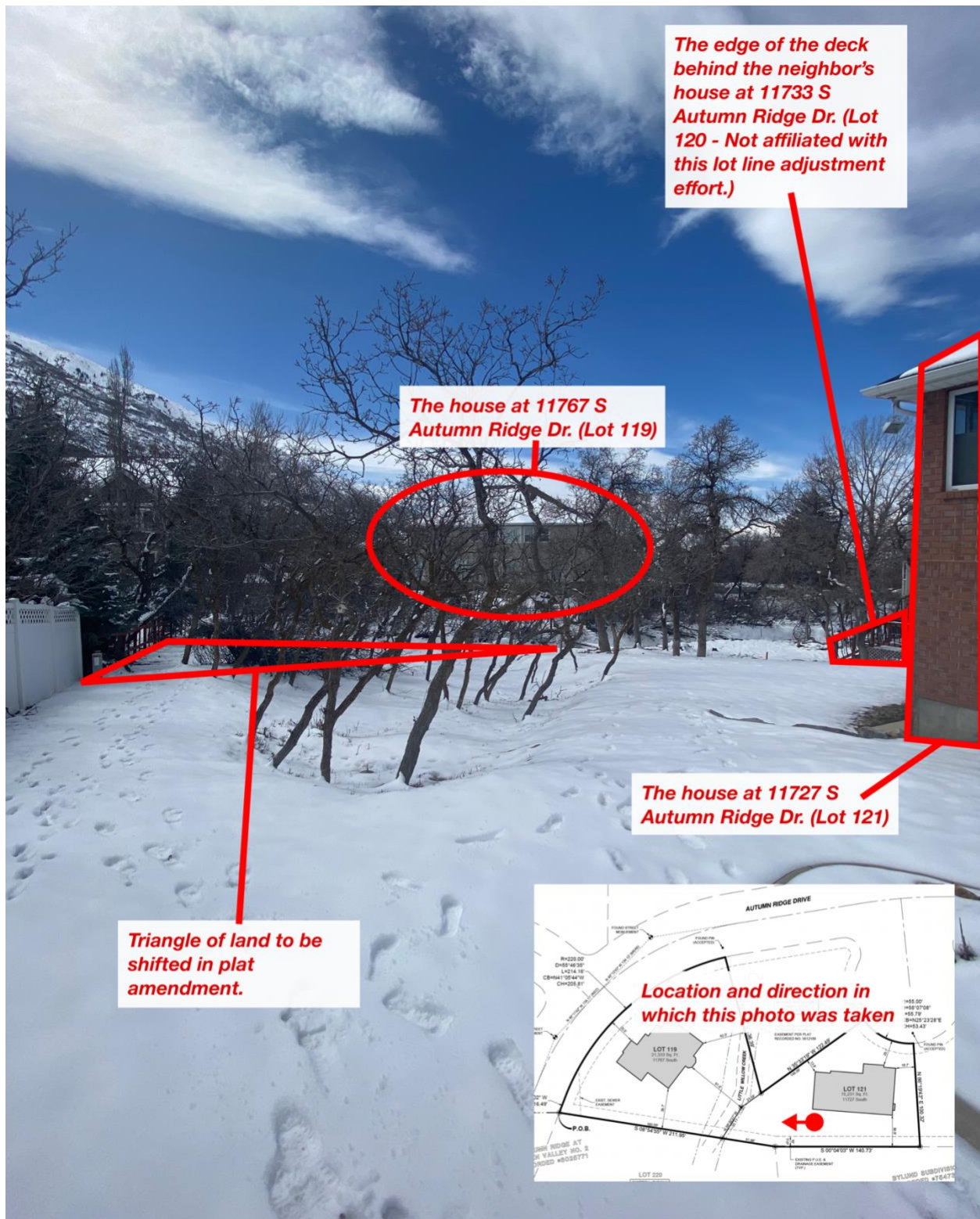
*View from the creek towards the house at
11727 S Autumn Ridge Dr. (Lot 121)*



View towards the Little Willow Creek culvert, adjacent to neighboring house at 11733 S Autumn Ridge Dr. (Lot 120)



View from the north edge of the creek towards the house at 11767 S Autumn Ridge Dr. (Lot 119)



View towards the creek, from the Eastern side of the house at 11727 S Autumn Ridge Dr. (Lot 121)



*View towards the creek, from the rear of the house at
11727 S Autumn Ridge Dr. (Lot 121)*