



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 17, 2021

To: Planning Commission
From: Community Development Department
Subject: Crescent View Peaks Subdivision (Preliminary Review)
137 E. 11000 S.
[Community #11 – Crescent]

SUB04272021-006035
Zone: R-1-20A
1.07 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, in addition to posting a sign on the property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-04-21-6018	Rezone from R-1-40A to R-1-20A. Approved by the City Council on June 1, 2021.

DESCRIPTION OF REQUEST

The applicant, Kyle Simons, is requesting preliminary review for a one-lot single family subdivision. The applicant is not requesting any special exceptions or overlay zones with his request.

BACKGROUND & SITE CONDITIONS

The subject property is approximately 1.07 acres in size and is currently vacant with no existing structures present. It is located in the R-1-20A zone and will be accessed from Cascade Place. The property to the north and east is zoned R-1-40A. To the south is property in the R-1-20A zone, and to the west are single-family homes in the R-1-12 Zone.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject property as per Sandy City Land Development Code requirements, to notify them of the Planning Commission meeting. A neighborhood meeting was held April 15, 2021. Six residents were in attendance. Resident comments and concerns from this meeting involved the effects of grading and

stormwater on an adjacent development, and traffic issues due to a prior business use that had been located there.

SUBDIVISION ANALYSIS

Sec. 21-20-3. - Required Lot Size, Frontage Requirement

The R-1-20A zone is a single-family zone that requires lots to be at least 20,000 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 all pre-determined by ordinance and must be adhered to. The proposed plat conforms to all standards of the zone, and the applicant is only proposing to build one single-family home on the lot.

There are other properties to the north and east of the applicant's property in the R-1-40A zone which are not part of this subdivision application, However, the applicant has provided a conceptual master plan of how the surrounding area could develop, since development can reasonably be expected at some future date. The Cascade Place right-of-way will be required to be extended onto the applicant's property. As it is a master planned road, at some points the applicant will be constructing the full 52-foot wide City-standard right-of-way, while at other points toward the east the construction will be approximately 42 feet wide. The remaining 10 feet will be constructed if or when the surrounding properties develop as part of their obligation to complete the master planned road.

STAFF CONCERNS

There is a small portion of a parcel to the northwest that is approximately 839 square feet that will remain on the north side of Cascade Place, but it is too small to be built upon. A dwelling will not fit, and accessory structures are not allowed to be constructed on a parcel if there is no existing dwelling. For that reason, the applicant has chosen to label this 'Parcel A' on the preliminary plat, rather than a numbered parcel, to ensure that it is not construed to be a buildable lot of any type. Should the adjacent property ever develop the parcel can be incorporated into that development and become part of a buildable parcel at that time.

The applicant has indicated that the proposed temporary turnaround on the preliminary plat negatively impacts the buildability of the lot. City Staff is willing to work with the applicant on another acceptable temporary turnaround solution during final review.

Also, staff wants to report that the owner of the property to the north came into the office and informed us that he currently has an existing well that conflicts with the currently master planned future route of Cascade Place. That issue will need to be addressed if or when the owner of that property attempts to develop it. The current owner just wanted to ensure this is on the record.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for Crescent View Peaks Subdivision, located at 137 E. 11000 S., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed subdivision is an infill development.
2. That the proposed lot configuration is an efficient use of the land.
3. That the proposed lot sizes and frontages conform to the requirements of the R-1-20A Zone.
4. 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 City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project, except as otherwise approved by waivers or special exceptions granted by the Planning Commission.
3. That all residential lots comply with all requirements of the R-1-20A zone.
4. That Parcel A be labeled as an unbuildable lot and be incorporated into future adjacent development.
5. That the applicant work with City staff during final approval on an acceptable temporary turnaround design that meets all City and Fire Department requirements.

Planner: _____
Craig Evans, Planner

Reviewed by: _____
Brian McCuiston, Planning Director