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Staff Report Memorandum

November 17, 2022

To: Planning Commission
From: Community Development Department
Subject: Longpath Subdivision
11510 S Hagan Road
(Community #24)

SUB08292022-006389
R-1-20A
.56 Acres, 1 Lot

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

Request

The applicant, Kyle Simon with Stonybrook Building Company (representing the property owner Leck Family Trust), is requesting review of a subdivision for a property located at 11510 S Hagan Road. The request is to create a one-lot subdivision of an existing parcel. If this application is approved, it would allow the property to have a single-family home built on it, and all required road and lot improvements be constructed (see Exhibit "A" for application materials).

Background

This property is a vacant parcel that has never been included in a subdivision and does not have any required road or utility improvements. It is surrounded by other developed single-family homes zoned R-1-20A (to the east, north, and south) and R-1-30A (to the west). The other properties in the area have been slowly developed over several decades in one to three lot subdivisions or lots of record (meaning lots that existed prior to subdivision ordinances going into effect). This area was annexed into the city in 1998. When that occurred, the road was soon partially paved by Sandy City Public Works, but full road improvements were not made. As lots have been created since that time, they have incrementally further improved these portions of Hagan Road.



Property Case History	
Case Number	Case Summary
A#98-1	The Migliaccio II Annexation was approved and recorded in October of 1998. It added approximately 8.40 acres into the city and was given the R-1-20A zone.
S#06-08	The Duke Subdivision was originally proposed as a three-lot subdivision of 1.69 acres. The plat ended up only including the southern two lots, and showed the third lot as a future phase.

Public Notice and Outreach

Staff held a virtual neighborhood meeting via Zoom on November 1st to discuss the proposal with the neighborhood. It was attended by a couple of neighboring residents. The only concerns raised were regarding the height of the proposed new home and whether there would be more than one home built on the property. A public notice was mailed out to all property owners within 500 feet of the subject property for both the neighborhood and Planning Commission meeting.

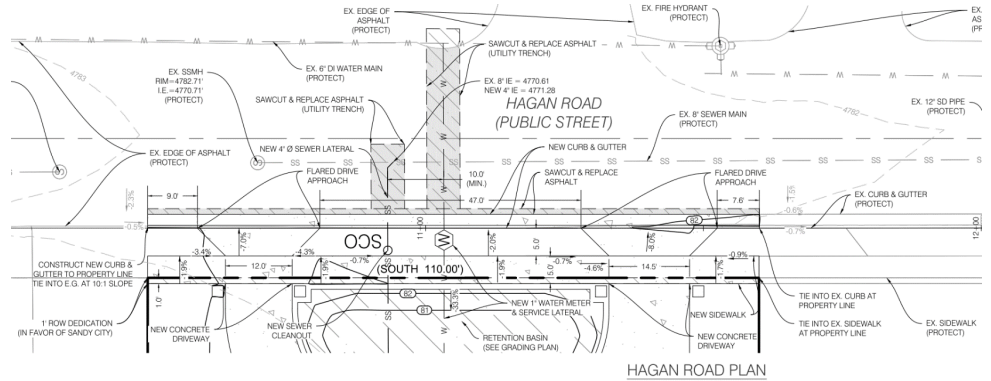
Analysis

Despite this property being the “parent” parcel to the land to the south that became the Duke Subdivision Phase 1, this property was the not included in the recorded plat and was shown as a future phase two. In order to allow for development of the property, a one-lot subdivision is required. Through this subdivision process, the required road dedication and improvements will be made.

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.

Access

The property will have access to Hagan Road, which is a public street. The application materials show that the road would be further improved with additional asphalt, curb, gutter, parkstrip, and sidewalk across the lot frontage.



Recommendation

Staff recommends that the Planning Commission determine preliminary review is complete for the Longpath Subdivision located at 11510 S Hagan Road 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.

Planner:

Mike Wilcox
 Planning Director

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Exhibit "A"

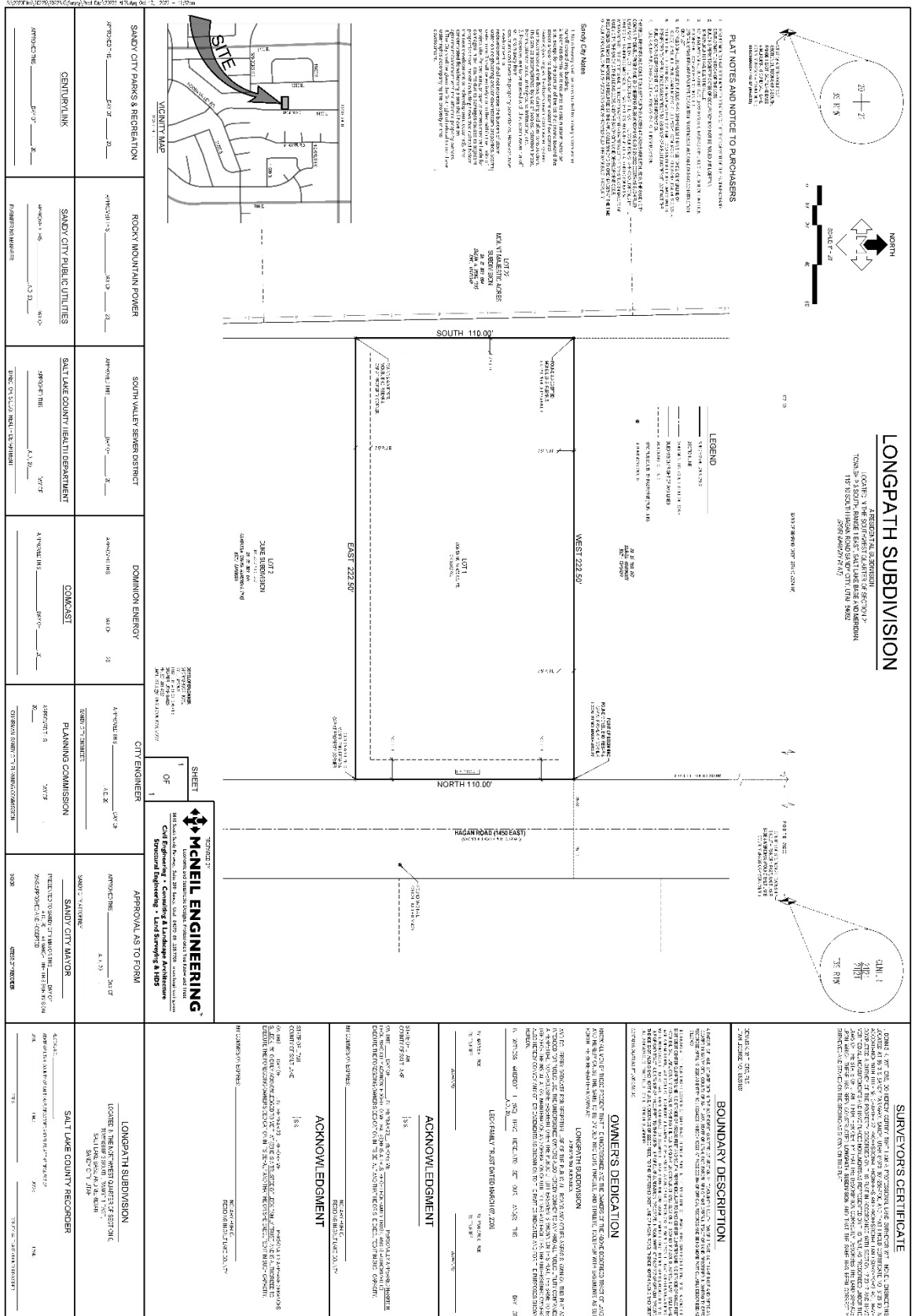


Exhibit "A" Continued

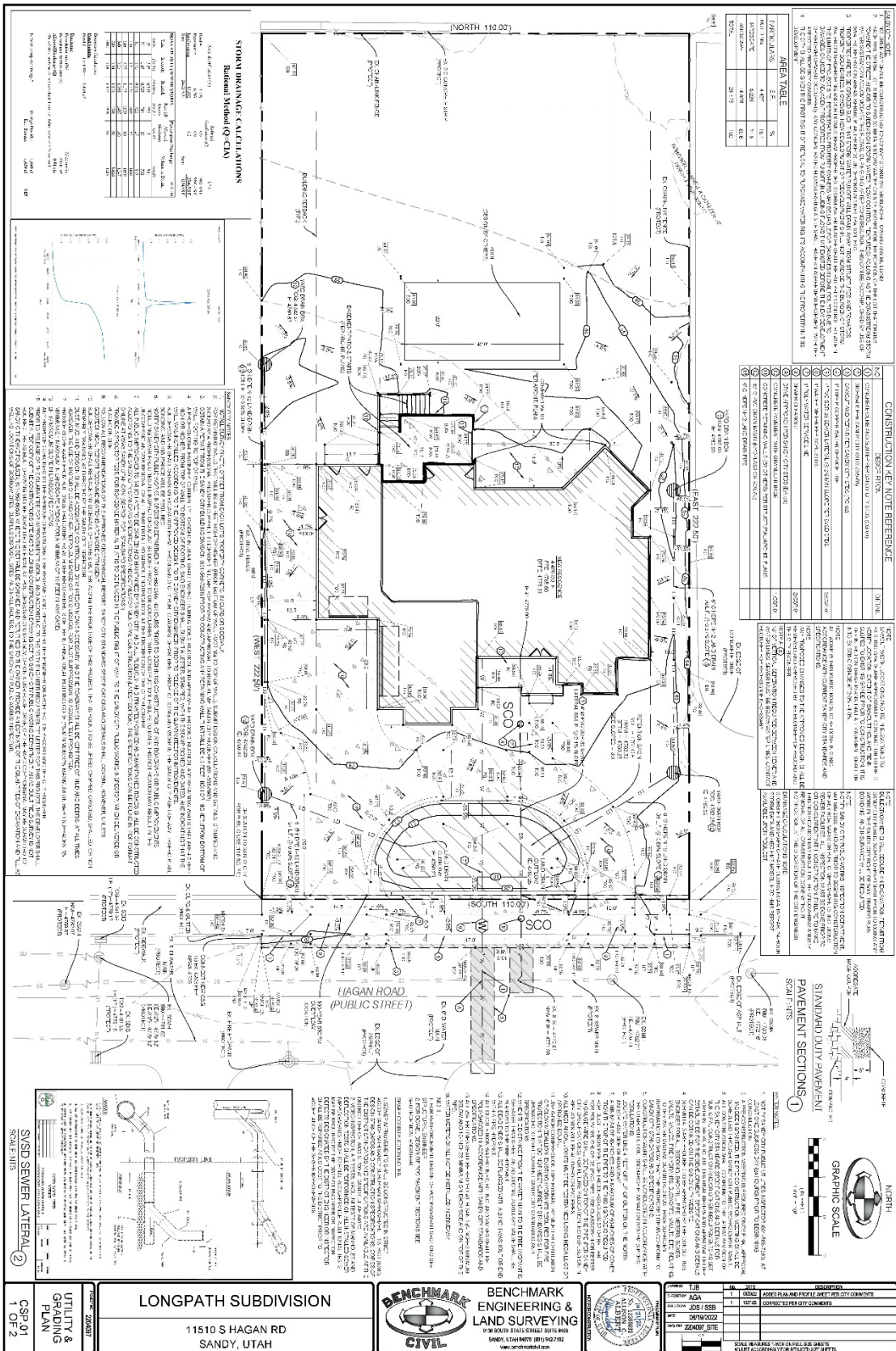


Exhibit “A” Continued

