



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 1, 2019

To: Planning Commission
From: Community Development Department
Subject: Brandon Canyon #1 – Lot 9 Amended Subdivision
(Prelim Review)
11387 S. Gracey Ln.
[Community #25 – The Bluff]

SUB-05-19-5663
20.87 Acres
PUD(3) & OS

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
N/A	Brought into Sandy City as part of the Flying-J Annexation on 5/18/1978
S89-02	Lots created in Sandy City as part of the Brandon Canyon 1 subdivision on 9/20/1990

REQUEST

The applicant, Vince Cardoza, is requesting preliminary subdivision review for an amended lot and subdivision located at approximately 11387 S. Gracey Ln. The subject property is 20.95 acres in size and consists of two existing parcels. The proposed subdivision would modify the existing two lots. No new buildable lots would be created

BACKGROUND

There are two properties within this subdivision. The first lot, located at 11387 S. Gracey Ln. and owned by the applicant, is a single-family lot zoned PUD(3) with access from Gracey Ln. This lot contains a single-family home. The second lot, owned by Sandy City and located adjacent to the first lot, is a public open space parcel. It is accessed by foot from a number of surrounding public streets.

In May 1978, the properties were annexed into Sandy City as part of the Flying-J Annexation. Upon annexation, the properties were zoned PUD(3) and OS (Open Space). The Brandon Canyon #1 Subdivision was created in Sandy City in September 1990. Per city records, the current home was built in 1992. However, historic GIS imagery shows site grading underway in 1997, with a completed home appearing in the next imagery from 2002.

The subject properties are surrounded by a single-family residential zones of varying scale. Homes to the east and west are zoned PUD(3), which is characterized by single-family homes on lots with an average density of 3 units per acre within the subdivision. Those homes on the north side of 11370 S. are zoned R-1-15, having a minimum lot size of 15,000 square feet. The homes bordering the open space parcel to the south and east are zoned R-1-12 and R-1-10, characterized by minimum lot square footage of 12,000 and 10,000 square feet respectively.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. No neighborhood meeting was held, as staff felt there was no change in the land use, and there were no additional buildable lots being created. Therefore, the impact to the surrounding community was minimal.

ANALYSIS

The purpose of this subdivision is to adjust the boundaries of the two lots in question. This adjustment is necessary due to encroachments of improvements from 11387 S. Gracey Ln. onto the city-owned open space property. According to historic GIS imagery, these encroachments first occurred before 2002. Imagery shows significant grading, potential retaining walls, and a trampoline encroaching eastward up to 30' onto the open space property. Between 2002 and 2003, a fence was built across part of the open space, extending from the south side of 11370 S. southeast approximately 60' into the open space. Imagery from 2011 shows the fence extended across the open space south until it reenters the property of 11387 S. Gracey Ln. Sometime between 2012 and 2015, a garden was built on the open space property, inside of the previously constructed fence at the north corner.

The applicant is requesting to swap equal amounts of land with the city in order to adjust property lines to reflect constructed improvements on 11387 S. Gracey Ln. 3,857 square feet (approximately .08 acres) would be given to Sandy City on the southeast side of the property, where no improvements have been built. The applicant would receive an equal amount of land from Sandy City that encompasses the fenced area containing improvements on the northeast portion of 11387 S. Gracey Ln. Each property would retain the same net area, and no new buildable lots would be created. The open space parcel would be shown on the new plat, and would be labelled as open space area and classified as not buildable on the plat.

Staff Concerns

Staff has no concerns about this project, as it would clean up the property lines and bring the applicants' property into compliance. This project would also allow the open space property to be classified as "not buildable" and "open space" on the plat.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Brandon Canyon #1 – Lot 9 Amended Subdivision**, located at 11387 S. Gracey Ln., subject to the following findings and conditions:

Finding:

1. That this subdivision will bring the applicants' property into compliance.
2. That this subdivision will include the existing open space parcel and designate it as "open space" and "not buildable".

Conditions:

1. That the applicants comply 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 of this project.

Planner:



Darryll Wolnik
Planner

Reviewed by:



Brian McCuiston
Planning Director

Exhibit #1 – Area Map



SUB-05-19-5663
Brandon Canyon #1 Lot 9 Amended
11387 Gracey Ln.

PRODUCED BY DARRYLL WOLNIK
THE COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit #2 – Site Plan

