



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 14, 2019

To: Planning Commission
From: Community Development Department
Subject: Larson Webster Subdivision No. 2
Amending Lot 2, Larson Webster Subdivision No. 1
3351 East 9980 South
[Community #29 – The Dell]

SUB-05-19-5649
R-1-40 Zone
SAO Overlay Zone

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area and all lots within this phase of development.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#03-04	The Plat for the Larson Webster Subdivision No. 1 was recorded on 6/16/2005 and includes 2 lots within the R-1-40 Zone.

REQUEST

Mr. Ivan Utrera is requesting to modify Lot 2 of the Larson Webster Subdivision No. 1 plat to formally amend a 30% slope designation on his property located at **3351 East 9980 South** (see map for location). This proposal is to have the Planning Commission re-determine the area of 30% or greater slope and increase the buildable area of the property. An approval will expand the buildable area to allow greater flexibility to construct a proposed single family home. No new lots would be created with this proposal.

BACKGROUND

The subject property is Lot 2 of the Larson Webster Subdivision No. 1 (see the recorded plat). This property is within the Wildland Urban Interface Zone and Sensitive Area Overlay (SAO) Zone. The existing plat designated areas that contained slopes greater than 30%. This property is within the R-1-40 zone district and has been developed with single-family homes on all sides. The lot has not yet had a home built on the property. The property to the north is now owned by the City and will be converted to open space and serve as a future trailhead to the Bell Canyon Recreation Area.

NOTICE

Mailed notices were sent to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. No neighborhood meeting has been held on this item.

ANALYSIS

Mr. Utrera has presented new information and evidence through a land survey that shows some discrepancies with the previously recorded plat and the natural contours of the lot. They do not match the 30% unbuildable slope areas that was recorded (see attached comparative survey exhibit). The survey reveals that the buildable area of the lot is larger than what is shown on the plat.

The City Engineer has reviewed the request and the materials provided by the applicant thoroughly. After this review and a site visit, he has provided a positive recommendation to the Planning Commission to approve the request of the applicant (see the attached Public Works Letter).

Another issue that has surfaced with this new survey is that the lot boundaries are actually smaller than what was shown on the existing plat. The previous plat created an overlap with the property to the north. This adjustment to the agreed upon boundary line reduces the lot area to below the minimum allowed within the zone. Because this lot has been approved as a buildable lot with the previous plat, Staff would support approving this proposed plat and associated lot as a legal, non-conforming lot to the existing zone.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary subdivision review and Sensitive Area Overlay Zone review is complete for the proposed amended plat, Larson Webster Subdivision No. 2, located at 3351 East 9980 South, and be subject to the following conditions:

1. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
2. That the property comply with all requirements of the R-1-40 zone, Wildland Urban Interface Zone, and Sensitive Area Overlay Zone. That this amended plat be approved with a legal non-conforming approval disclosed on the plat in relation to the minimum lot size due to the previous plat boundary error of the Larson Webster Subdivision No. 1.
3. That the typical minimum setbacks remain unchanged from previous approvals.
4. That dwelling structures be prohibited from any area that is equal to or in excess of a 30% slope. The location of a dwelling or detached structures shall be no closer than an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope of 30% or greater.
5. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that perspective builders and homeowners be apprised of the restrictive nature of the hillside lots.
6. That grading, home placement, and vegetation plans be submitted and approved prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to

issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope.

7. That the home be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for the home.
8. That the previous of conditions of approval of the Larson Webster Subdivision approvals remain in force and are not nullified by this action.

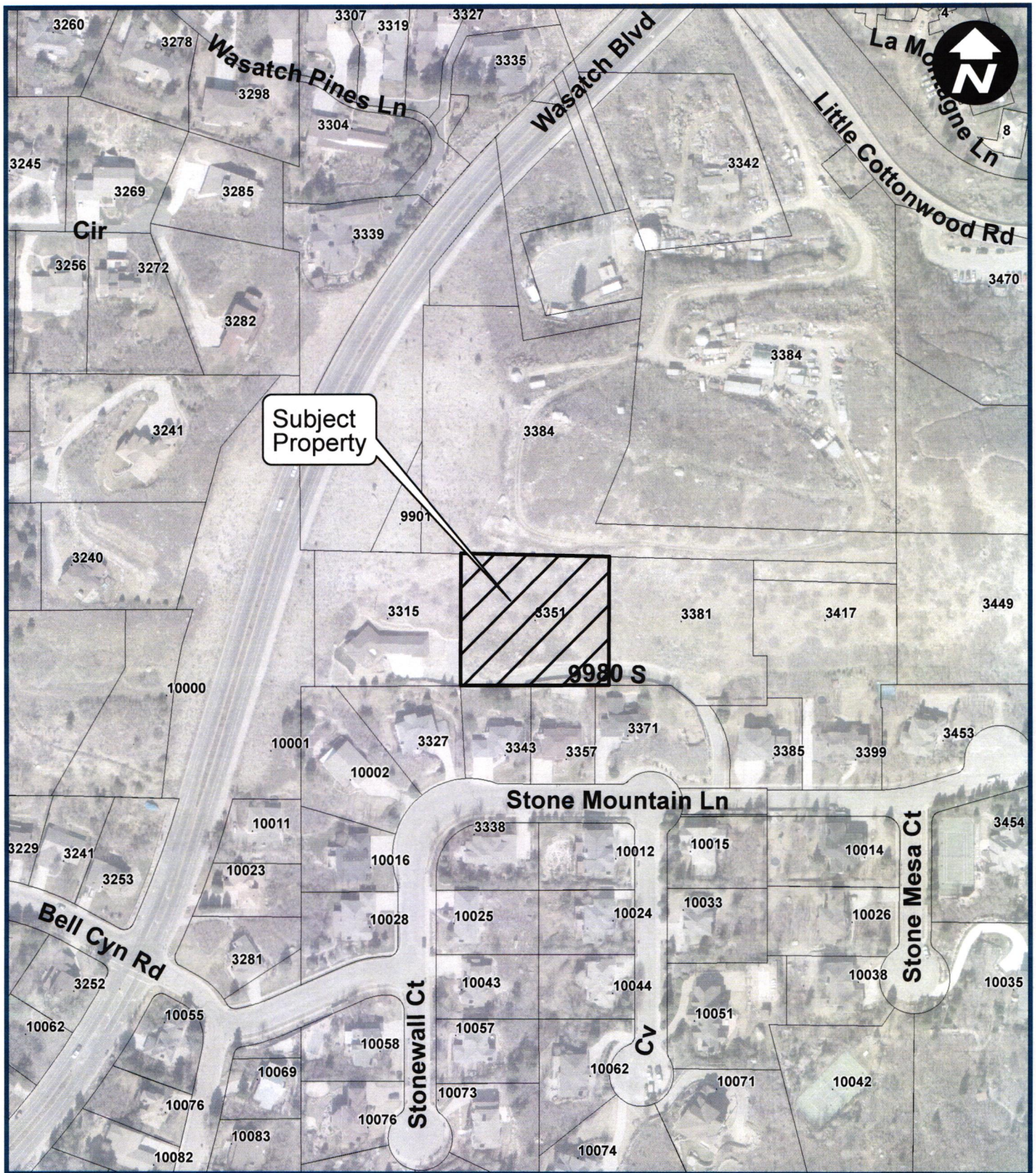
Planner:

Reviewed by:

FW



Mike Wilcox
Zoning Administrator

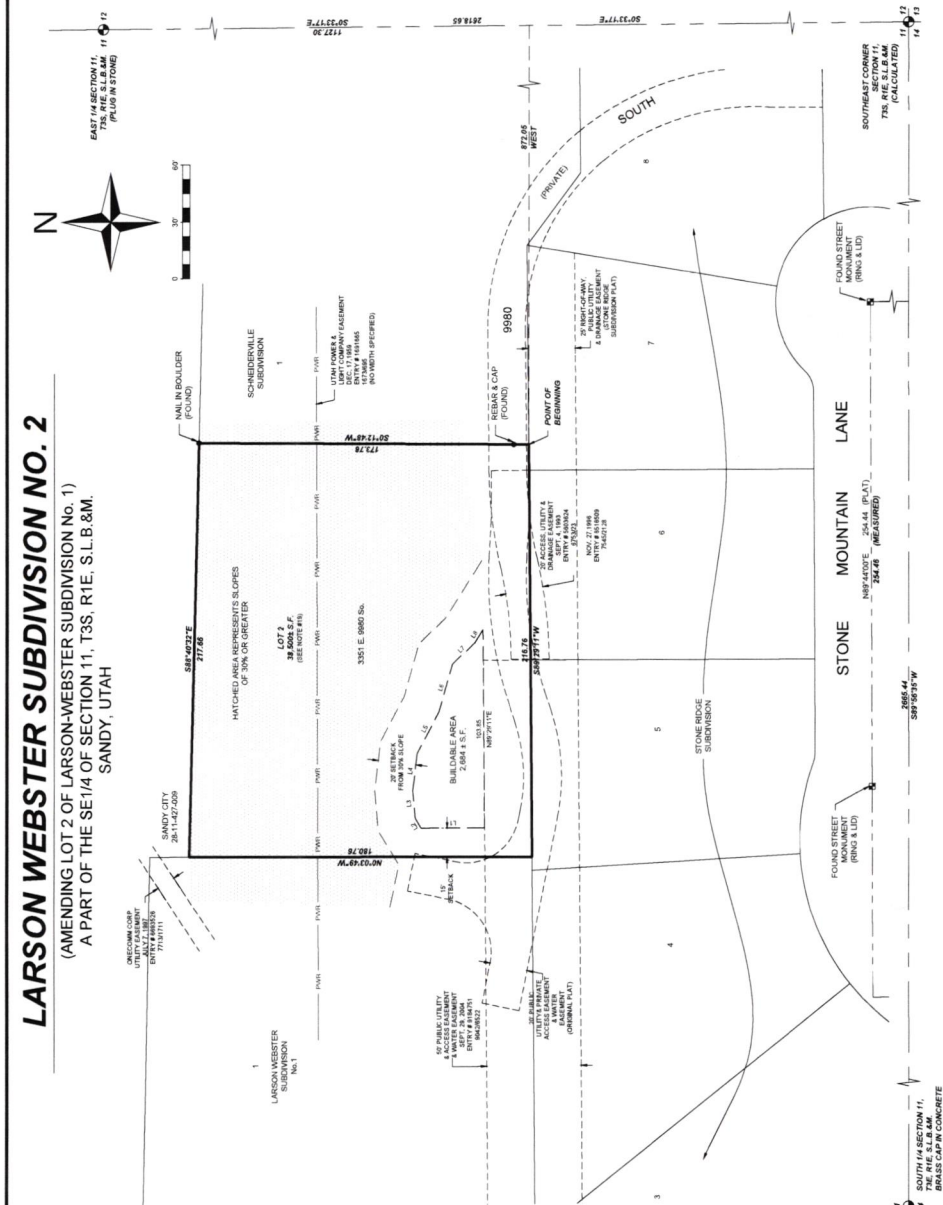


SUB-05-19-5649
Larson/Webster Subdivision
3351 E 9980 S



PRODUCED BY MIKE WILCOX
THE COMMUNITY DEVELOPMENT DEPARTMENT

(AMENDING LOT 2 OF LARSON-WEBSTER SUBDIVISION No. 1)
A PART OF THE SE1/4 OF SECTION 11, T3S, R1E, S.L.B.&M.
SANDY UTAH



LINE TABLE		
LINE #	BEARING	LENGTH
L.1	80° 03' 40"E	33.37
L.2	85° 51' 21"W	5.09
L.3	88° 44' 41"W	14.38
L.4	N83° 14' 03"W	19.88
L.5	N62° 06' 30"W	24.73
L.6	N74° 15' 16"W	25.90
L.7	N43° 27' 45"W	15.90
L.8	N57° 41' 09"W	8.15

BOUNDARY NOTES

1) The boundary of this Plate differs from the LARSON WEBSTER No. 1 Subdivision plat due to boundary related errors evidenced in the following

g Survey 82019/06/0510 prepared by Ensign Engineering.

The southerly line of the Subject Property was held to be the north boundary of the STONE RIDGE Subdivision per existing monuments and a Boundary Agreement and Relocation and Abandonment of Easements recorded in Deed Book 6753 Page 23. The northerly line of the Subject Property was determined to be the North line of the EVANS BEECHER SUBDIVISION as noted and described in the "various Survey referenced above. Original monuments from and Subdivisions were found and held. The southerly line of the Subject Property was determined to be the southerly line of Lot 1, SCOTTSBURGHVILLE Subdivision that honors the same line as the Cornerstone Survey.

LEGEND

	EXISTING POWER LINE
	SLOPES OF 10% OR GREATER
	SECTION CORNER/SECTION LINES
	BOUNDARY LINE
	EASEMENT LINE
	DEED/PLAT LINES
	DEED BOOK/PAGE
	EXISTING STREET ALIGNMENT

	DEED BOOK/PAGE	EXISTING STREET MONUMENT
000007-0008		

[illegible]

SANDY CITY A

civil solutions provided

APPROVED THIS
A D 20

ACHE VALLEY | P. 435 213.3762
UTIAVE | P. 201 212 2192

TAH VALLEY | P: 801.874.1432

www.civilsolutionsgroup.net
SANDY CITY ATTORNEY

1. (a) $\frac{1}{2}$ (b) $\frac{1}{2}$ (c) $\frac{1}{2}$ (d) $\frac{1}{2}$ (e) $\frac{1}{2}$ (f) $\frac{1}{2}$ (g) $\frac{1}{2}$ (h) $\frac{1}{2}$ (i) $\frac{1}{2}$ (j) $\frac{1}{2}$ (k) $\frac{1}{2}$ (l) $\frac{1}{2}$ (m) $\frac{1}{2}$ (n) $\frac{1}{2}$ (o) $\frac{1}{2}$ (p) $\frac{1}{2}$ (q) $\frac{1}{2}$ (r) $\frac{1}{2}$ (s) $\frac{1}{2}$ (t) $\frac{1}{2}$ (u) $\frac{1}{2}$ (v) $\frac{1}{2}$ (w) $\frac{1}{2}$ (x) $\frac{1}{2}$ (y) $\frac{1}{2}$ (z) $\frac{1}{2}$

SURVEYORS CERTIFICATE

I, DENNIS P. CALABESE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF UTAH, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY DESCRIBED HEREIN IN ACCORDANCE WITH THE UTAH STATE CODE. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 1-2347, OF SAID CODE, AND HAVE ALSO SUBMITTED SAID TRACT OF LAND INTO THE PUBLIC LANDS OF THE UNITED STATES FOR DEED RECORDATION. I HEREBY CERTIFY THAT I HAVE STATED AND COMMENTED ON THE RECORD, AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE

BOUNDARY DESCRIPTION

A portion of Lot 2, LARSON WEBSTER SUBDIVISION No. 1, according to the Official Plat thereof on file in the office of the Salt Lake County Recorder's Office, located in the SE¼ of Section 11, Township 3 North, Range 1 East, Salt Lake Base & Meridian. Study, 106, more particularly described by Survey as follows:

Beginning at the Southwest Corner of Lot 1, SUTHERLANDVILLE Subdivision, according to the Official Plat thereon on file in the Office of the Salt Lake County Recorder located SPOVY¹, along the South Line 1½-30 feet from the West 975.35 feet from the East 1/4 of Section 12, Township 3 North, Range 1 East, Salt Lake Base and Meridian.

OWNERS DEDICATION
KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER S OF THE TRACT OF LAND

LARSON WEBSTER SUBDIVISION NO. 2

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

RETIWYNCO, LLC _____
BY _____

LIMITED LIABILITY ACKNOWLEDGMENT

I/US _____ ON THIS _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME
ACKNOWLEDGE TO ME THAT HE/SHE IS THE _____ WHO, AFTER BEING DULY SWORN, DID
OF 1861 WYNKOOP, LLC, A UT AH LIMITED LIABILITY COMPANY, AND THAT HE/SHE SIGNED THE

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____ COUNTY _____
MY COMMISSION No. _____ RESIDING IN _____
PRINTED FULL NAME OF NOTARY _____

SANDY CITY MAYOR

PRESENTED TO SANDY CITY THIS _____ DAY OF _____ A.D. 20____, AND IT IS
HEREBY APPROVED.

MAJOR _____ ATTEST SANDY CITY RECORDER

SANDY CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____

CHAIRMAN - SANDY CITY PLANNING COMMISSION

LADSON WEBSTER

LARSON WEBSTER
SUBDIVISION NO. 2
(AMENDING LOT 2 OF LARSON WEBSTER SUBDIVISION NO. 1)
A PART OF THE SE1/4 OF SECTION 11, T3S. R1E. S11&M.
SANDY, UTAH

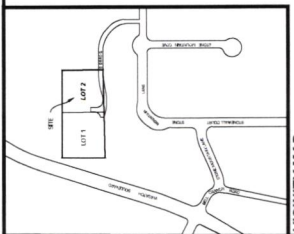
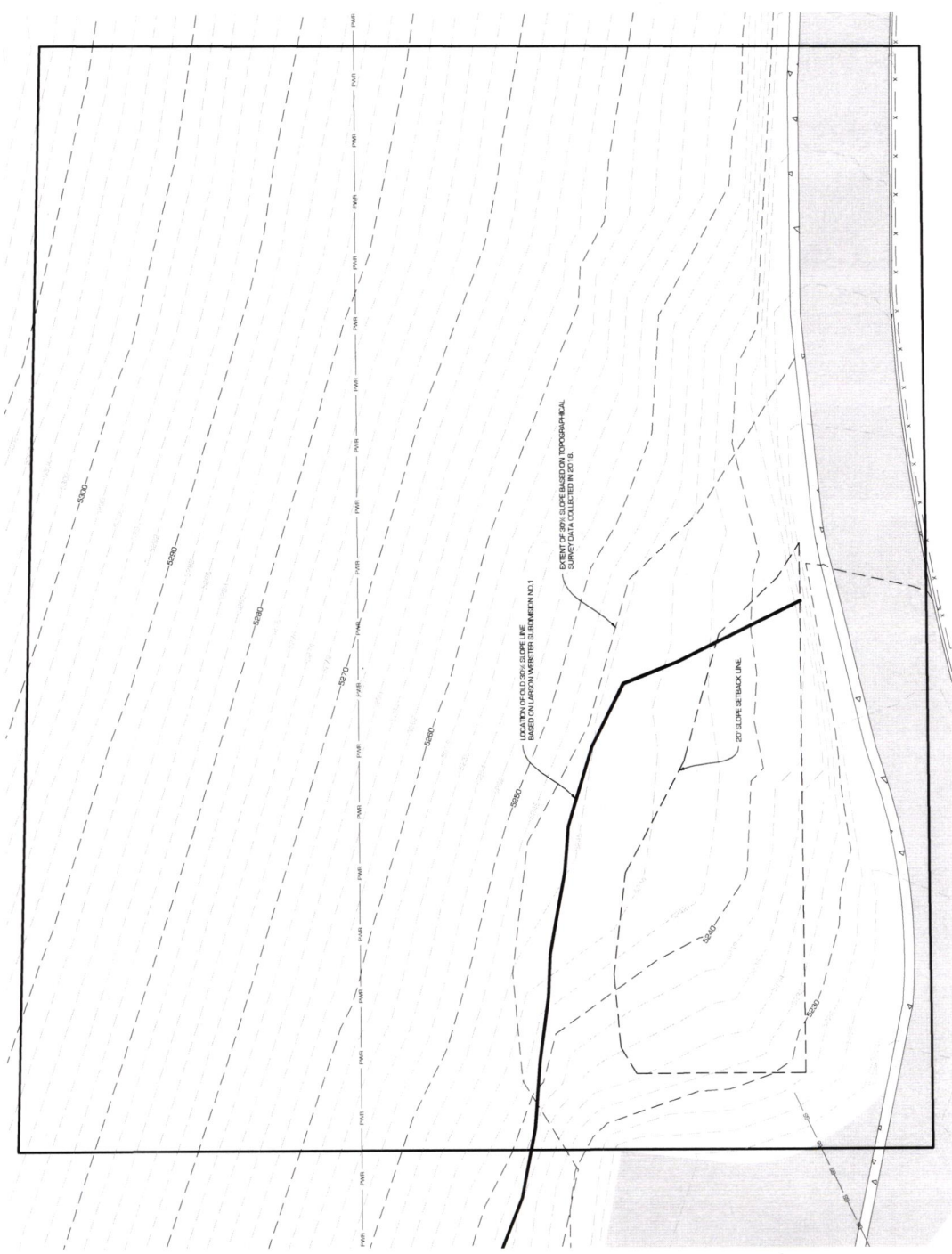
RECORDED #: _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____
\$ _____

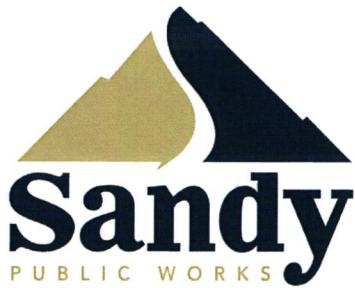
FILE	SOURCE COUNT RECORDS



LARSON WEBSTER SUBDIVISION No. 2
CONTOUR EXHIBIT AND SLOPE COMPARISON
FOR REFERENCE ONLY



VICINITY MAP
N.E.E.



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: May 15, 2019

To: Mike Wilcox, Zoning Administrator

From: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer
David J. Poulsen, Development Engineering Coordinator

Project Name: Larson Webster Subdivision No. 2

Plan Case Number: SUB-05-19-005649

Project Address: 3351 East 9980 South

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SUBDIVISION PLAT AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SUBDIVISION PLAT REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.