



MEMORANDUM

October 7, 2021

To: Planning Commission
From: Community Development Department
Subject: Altawood No. 2 2nd Amended Subdivision (Preliminary Review) SUB06282021-006092
19 S. Altawood Dr & 23 E. Altawood Ln Zone: R-1-20
[Community #30 – Granite] 1.32 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
S78-81	Altawood No. 2 & Amd Subdivision was approved January 6, 1978

DESCRIPTION OF REQUEST

The applicant, Tony Calderone, is requesting preliminary review for a two-lot single family subdivision amendment for a lot line adjustment. The applicant is not requesting any special exceptions or overlay zones with this request.

BACKGROUND & SITE CONDITIONS

The subject property is approximately 1.32 acres in size and currently contains two lots with an existing home on each. The property is in the R-1-20 zone. The applicant's lot is accessed from Altawood Dr., and his neighbor's lot is accessed from Altawood Ln. The property is bordered on all sides by single-family homes in the R-1-20 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 physical sign was also placed on the property. A neighborhood meeting was held Thursday, September 9, 2021. Two residents attended the meeting, but no public comments were made.

SUBDIVISION ANALYSIS

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

The R-1-20 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 the standards of the zone.

Currently the applicant's lot, Lot 201-A, has Lot 202-A's driveway running through the northeast portion of his property, with an access easement ensuring his neighbor can use the driveway to access his own home. This subdivision amendment is being proposed to modify the property line so that the owner of Lot 202-A has a lot that encompasses the entirety of his own driveway, and it will no longer be a part of the applicant's property. This would typically be done with a lot line adjustment, but due to a change in state statute, lots currently in a subdivision now must apply for a subdivision amendment to accomplish the adjustment. Both lots still meet the square footage requirement of the R-1-20 zone, as well as the setback requirements for the existing structures to the proposed new property line.

STAFF CONCERNS

Staff has no concerns with this subdivision amendment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Altawood No. 2 2nd Amended Subdivision**, located at 19 S. Altawood Dr. and 23 E. Altawood Ln., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot sizes, setbacks, and frontages conform to the requirements of the R-1-20 zone.
2. 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 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-1-20 zone.

Planner: _____
Craig Evans, Planner

Reviewed by: _____
Brian McCuistion, Planning Director